ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
HUNT & BRACEY CO. (NAME)	S A M E (NAME)	
409 53rd Ave. No. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	91-11
Nashville, Tenn. 37209 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	285 Pal

WARRANTY DEED

For and in consideration of the sum of ------$10.00 TNE AND NO/100---------- -- DOLLARS

Cash in hand paid and other good and valuable consideration, the receipt of all which is hereby acknowledged,

We, L. E. McClearen and wife, Annie McClearen

have bargained and sold, and by these presents do transfer and convey unto the said RONALD HUNT, S. F. BRACEY, JR., and GEORGE W. HUNT

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

For description see Exhibit "A", attached hereto and made a part hereof.

unimproved ( )
This is improved (X) property, known as 5300 Alabama Avenue (House Number) (Street)
Nashville, Tennessee (P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 9th day of April, 19 75.

L. E. McCLEAREN — ANNIE McCLEAREN

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STATE OF TENNESSEE
COUNTY OF Dickman

Personally appeared before me, Grace A. Horner, a Notary Public in and for said County and State, the within named L. E. McClearen and wife, Annie McClearen

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Pleasantville, Tn., this 8th day of April 19 75.

My commission expires July 31, 1978 Notary Public Grace A. Horner

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

~~APR 10 75 CONV~~ 30000.00
~~APR 10 75 S TAX~~ A* 78.00
~~APR 10 75 PMTEE~~ A* .50
APR 10 75 WDEED A* 6.00 * 84.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 30,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Ronald Hunt

Sworn to and subscribed before me this 9th day of April, 1975.

My commission expires Jan. 26, 1976 Notary Public Willie E. Higgins

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This instrument was prepared by:

Name	Address
C. H. BRILEY, ATTY.	344 Fourth Avenue No. Nashville, Tennessee

WARRANTY DEED

FROM L. E. McClearen, et ux

TO Ronald Hunt, et al

C 93778

IDENTIF. REFERENCE

APR 10 10 19 AM '75

REGISTER DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

EXHIBIT "A"

Being part of Block No. 193 on the Map of Extension No. 1, West Nashville as of record in Book 57, page 173, and a portion of 53rd Avenue North as closed by Metro Ordinance 73-634, described as follows:
BEGINNING at a point in the southwesterly corner of the intersection of Alabama Avenue and 53rd Avenue North, said point being 50 feet easterly of the original east line of Block 193; thence with the southerly margin of Alabama Street in a westerly direction 170 feet, more or less to a point in the northeast corner of property conveyed to the Electric Power Board in Deed Book 2095, page 295; thence with the Power Boards' easterly line and in a southerly direction 75 feet to a point; thence with said Power Boards southerly line in a westerly direction 80 feet to a point in the easterly margin of Morrow Road; thence with said Road southerly 75 feet to a point in the North margin of a 25 foot alley; thence with said Alley in an easterly direction 92 feet, more or less to the southwest corner of the property conveyed to Ronald Hunt in Book 4669, page 361; thence with Hunts westerly line in a Northerly direction 75 feet to a point; thence with Hunts' north line in an easterly direction 150 feet to a point in the present margin of 53rd Avenue, North; thence with said Avenue in a northerly direction 75 feet to the point of beginning.

Being part of the property conveyed to L. E. McClearen by deed from Charles Buchanan, Jr., Administrator of the Estate of Charles Buchanan Sr., deceased and Charles Buchanan, individually, Lillian B. Thompson, Estelle B. Wade, Mai B. Shrygley and Emma Charles B. Jenkins, being all the heirs at law of Charles Buchanan, Sr., deceased of record in Book 1303, page 397, Register's Office for Davidson County, Tennessee and by Metro Ordinance No. 73-634.

ANNIE MCCLEAREN, wife of the said L. E. McClearen joins in this deed to convey whatever interest she may have in said land to said Grantees.