This Instrument Prepared By:
Stephen L. Edwards, Atty.
806 Nashville Bank & Trust Bldg.
Nashville, Tennessee 37201,
from information furnished
by the Buyers.

BOOK 4909 PAGE 283

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas G. Fancher, et al. (NAME)	Same (NAME)	119-6
5555 Edmondson Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	255
Nashville, Tenn. 37211 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ----------
----------($10.00)---------- *Dollars,*
cash in hand paid by Thomas G. Fancher and Charles W. Blankenship, as equal tenants in common, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I,

Harzonia K. Dinkins, as surviving tenant by the entireties,

have this day bargained and sold, and do hereby transfer and convey unto the said Thomas G. Fancher and Charles W. Blankenship, as equal tenants in common,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 24 on the Plan of Hidden Acres Subdivision, as of record in Book 1130, page 89, Register's Office of Davidson County, Tennessee.

Said Lot No. 24 fronts 75 feet on the easterly side of Hartford Drive and runs back between lines, 197 feet on the northerly line and 194 feet on the southerly line, to a dead line in the rear measuring 80.5 feet thereon.

Being the same property conveyed to Wiley M. Dinkins and wife, Harzonia K. Dinkins by deed from James G. Paradise and wife, Louise E. Paradise, as of record in Book 2090, page 101, Register's Office for said County. The said Wiley M. Dinkins having since died.

See reverse side for conditions of this conveyance.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 7,900.00

Subscribed and sworn to before me, this the 1st day of May 19 75

+ Harzonia K. Dinkins
Affiant

My commission expires: 12-16-78 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 2700 Hartford Drive, Nashville, Tenn. 37211
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Thomas G. Fancher and Charles W. Blankenship, as equal tenants in common, their *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as shown on the reverse side hereof.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Thomas G. Fancher and Charles W. Blankenship, as equal tenants in common, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand* this 1st *day of* May, 1975, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

+ Harzonia K. Dinkins

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Robert E. Evans, a Notary Public in and for said County and State, Harzonia K. Dinkins,

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

Witness my hand and official seal at Nashville, Tennessee this 1st day of May, 19 75

Robert E. Evans
Notary Public

Commission expires 12-16-76

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

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

Notary Public

Commission expires

This conveyance is made subject to 1974 and 1975 county taxes; restrictive covenants as of record in Book 1394, page 218, Book 1428, page 565, Book 1432, page 528; Register's Office for said County; restrictions, easements and set-back lines as of record in Book 1130, page 89, said Register's Office; easement of record in Book 4712, page 487, said Register's Office; all unpaid debts and inheritance taxes due against the estate of Wiley M. Dinkins, deceased, which are to be fully satisfied by representative of the estate. Grantees will have possession of property upon delivery of this deed properly executed by Grantor.

MAY-2 75	CONV	*7,900.00			
MAY-2 75 S'TAX			A*	20.54	
MAY-2 75 PR'FEE			A*	.50	
MAY-2 75	W'DEED		A*	4.00	* 25.04

WARRANTY DEED

FROM
Harzonia K. Dinkins
TO
Thomas G. Fancher, et al.

C 96674

IDENTIF. REFERENCE

MAY 2 12 21 PM '75

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-1631
NASHVILLE, TENNESSEE 37238