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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 13,500.

Doug Kay
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF April, 1974

Boyd H Farrar
Notary Public

MY COMMISSION EXPIRES: 7-2-1977
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY 23rd Floor, L & C Tower
GULLETT, STEELE, SANFORD, ROBINSON & MERRITT Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert W. Hill et ux (NAME)	Robert W. Hill (NAME)	
Lot 38, Forrest Trails Sub. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 15021 (STREET ADDRESS)	158-3
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. (CITY) (STATE) (ZIP) 37215	83

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Doug Kay and wife, Dorothy J. Kay,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert W. Hill and wife, Glenda G. Hill,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 38 of the Forrest Trails Subdivision, Section 2, of record in Book 4675, page 45, Register's Office of Davidson County, Tennessee.

Beginning at a point in Melbourne Drive, being the common point between Lot No. 38 and Lot No. 35; thence South 26 deg. 43 min. West 638.2 feet to a point (this line being the same line as the TVA right of way Line) and the point being the common point of Lot No. 33, Lot No. 34, and Lot No. 38; thence North 4 deg. 12 min. East 885.80 feet to a concrete monument; thence South 84 deg. 22 min. West 118.80 feet to a concrete marker; thence North 2 deg. 46 min. East 168.40 feet to a concrete marker; thence North 38 deg. 26 min. East 238.10 feet to a point; thence South 50 deg. 10 min. East 295.2 feet to a point on Melbourne Drive, this being a common boundary line of Lots No. 37 and 38; thence following the boundary line of the said Drive generally southeasterly around the curve to the point of Beginning, containing 3.16 acres more or less.

Being the same property conveyed to Doug Kay by deed from Jay Construction Company of record in Book 4776, page 35, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to all restrictions and covenants of record in Book 2435, page 237, and amended by instrument of record in Book 2603, page 449, and Book 4169, page 719, said Register's Office. ALSO SUBJECT to a 10-foot public utility and drainage easement and to a utility anchor easement as shown on the plat of record.

This is ~~improved~~ unimproved (X) property, known as Lot 38, Forrest Trails Sub., Nashville, Tennessee.
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 23 day of April, 1974

Doug Kay

Dorothy J. Kay

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Boyd H. Parsons, Jr., a Notary Public in and for said County and State, the within named Doug Kay and wife, Dorothy J. Kay,

the bargainor, 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 Nashville, Tennessee, this 23 day of April 19 74.

Commission expires 7/2/1977

Boyd H. Parsons, Jr.
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) 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 official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Doug Kay and wife, Dorothy J. Kay

TO
Robert W. Hill and wife, Glenda G. Hill

D 23939

IDENTIF. REFERENCE

Nov 11 3 08 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

NOV 11 75	CONV	13,500.00			
NOV 11 75	S'TAX		A*	35.10	
NOV 11 75	PR'FEE		A*	.50	
NOV 11 75	W'DEED		A*	4.00	* 39.60