FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,500.00

James R. Hillin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December, 19 75.

Notary Public

MY COMMISSION EXPIRES: 11-30-76
(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY
Wilkins & Adams, Attys, 11th Floor, Fidelity Federal Bldg., Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Hillin (NAME)	SAME (NAME)	22W 12575
2239 Chickering Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	118-1
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	403

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, Andre Jennings and wife, Jackie Jennings

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Hillin and wife, Nancy T. Hillin

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:

LAND in Davidson County, Tennessee, being Lot No. 8 on the plan of Bransford Realty Co.'s Montrose Park Subdivision, of record in Plan Book 547, page 25, Register's Office for said County.

SAID Lot No. 8 fronts 60 feet on the southerly margin of Montrose Ave. and extends back 165 feet on the easterly line and 159.7 feet on the westerly line to a dead line in the rear, mresuring 73 feet thereon.

BEING the same property conveyed to Andre Jennings and wife, Jackie Jennings by deed from Julia F. Gibson Demarest of record in Book 4365, page 63, Register's Office for Davidson County, Tennessee.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note, payable to Julia F.Gibson Demarest, under terms of instrument of record in Book 4365, page 63, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 807 Montrose Avenue (House Number) (Street) Nashville, Tennessee 37204 (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 26th day of December, 19 75

Andre Jennings

Andre Jennings

Jackie Jennings

Jackie Jennings

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andre Jennings and wife, Jackie Jennings

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 Hendersonville, County, Tennessee, this 26th day of December 1975

Commission expires 3/24/76

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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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
Andre Jennings and wife,
Jackie Jennings

TO
James R. Hillin and wife,
Nancy T. Hillin

D 30721

IDENTIFICATION REFERENCE

JAN 5 10 50 AM '76

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

ROBERT L. ROSS, ATTORNEY
WILKINS & ADAMS, ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

JAN-5-76	CONV	10,500.00			
JAN-5-76	S'TAX		B*	27.30	
JAN-5-76	FR'FEE		B*	.50	
JAN-5-76	W'DEED		B*	4.00	* 31.80