PREPARED BY:
A. BRADEN FLOYD, JR. ATTY.
338 WHITE BRIDGE ROAD
NASHVILLE, TN 37205

4995 PAGE 688

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,500.00

J. Randall Hillin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF Feb 19 76

Notary Public

MY COMMISSION EXPIRES: 5-23-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Hillin	Same	~~40-7041~~ 70-1
mailing (NAME) address 2239 Chickering Lane	(NAME) Same	~~63D 495~~ 40
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Same	13PA 4-1/16
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, William HiramRiat and wife, Betty Jean Riat

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. 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:

BEING Lot No. 301 on the Plan of Treppard Heights, Section 5, as of record in Book 3663, page 100, Register's Office for said County.

SAID Lot No. 301 fronts 80 feet on the south side of West Hamilton Avenue and extends back 721.6 feet, more or less, on the westerly line and 703.3 feet, more or less, on the easterly line, to a line in the rear on which it measures 82 feet, more or less.

BEING the same property conveyed to William Hiram Riat and wife, Betty Jean Riat by deed from W. E. Batey, Trustee of record in Book 4141, page 754, Register's Office for Davidson County, Tennessee.

Easements, setback lines, and a sewerage easement, etc. of record in the Register's Office for said County.

unimproved (X)
This is improved ( ) property, known as Lot 301 West HamiltonRoad, 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 hands this 5 day of Feb, 19 76

William Hiram Riat

Betty Jean Riat

STATE OF TENNESSEE
Davidson County

BOOK 4995 PAGE 689

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Hiram Riat and wife, Betty Jean Riat

the bargainors, 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 5 day of Feb 19 76

Commission expires 5-23-77

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
William Hiram Riat and wife,

Betty Jean Riat

TO
James R. Hillin

D 35510

IDENTIF. REFERENCE

FEB 10 12 10 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB 10 76	CONV	*1,500.00			
FEB 10 76	S'TAX		B*	3.90	
FEB 10 76	FR'FEE		B*	.50	
FEB 10 76	W'DEED		B*	4.00	* 8.40