This instrument prepared by
Scruggman, McCarley, Hollins and Pride
P. O. Box 2707
Nashville, Tennessee 37219

Mail

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,282.91

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February, 1976

Annie [illegible]
Notary Public

MY COMMISSION EXPIRES: 5-2-79

(AFFIX SEAL)

BOOK 5000 PAGE 314

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Meredith L. Dearing (NAME)	Same (NAME)	
908 Division Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	93-14
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	564

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~~ I, James V. Dearing, Jr.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Meredith L. Dearing, a nineteen and one-half (19 1/2%) percent undivided intered,

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. 4 on the Plan of Edgehill Estates, Section Sixty-Six, of record in Book 4460, Page 157, Register's Office for said County.

Beginning at an iron pin in the northerly margin of Division Street at the common corner of Lots 4 and 5; thence with the line between said lots, North 22° 50' 06" East, 215.05 feet to an iorn pin in the south margin of Alley No. 230; thence with same, South 82° 44' 15" East, 114.08 feet to a monument, beginning of a curve; thence around said curve southeasterly 31.09 feet to a monument in the westerly margin of Alley 231; thence with the same, South 6° 19' 45" West, 141.40 feet to a monument; thence southwest along a curve to the right 98.49 feet to a monument; thence, South 40° 31' 45" West, 4.10 feet to a monument; thence westerly around a curve to the right having a radius of 20 feet; a distance of 30 feet to a monument in the northerly margin of Division Street; thence with the same westerly 150 feet to the point of beginning.

Being the same property conveyed to James V. Dearing, Jr., from William H. Daniel, Trustee, by Quitclaim Deed recorded in Book 4995, Page 355, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 908 Division Street, Nashville, Tennessee 37203
(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 my hand this 26th day of February, 1976

James V. Dearing, Jr.

BOOK 2000 PAGE 342

STATE OF TENNESSEE
Davidson County

BOOK 5000 PAGE 315

Personally appeared before me, Annie George, a Notary Public in and for said County and State, the within named James V. Dearing, Jr.

the 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 20th day of February, 1976

Commission expires 5-2-77

Annie George
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
James V. Dearing, Jr.

TO
Meredith L. Dearing

D 37715

IDENTIF. REFERENCE

FEB 26 4 02 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

2-26-76 C.O. 83,282.91
S.T. 216.58
P.F. .50
4.00

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