FORM NO. WD-1

BOOK 5008 PAGE 563

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,200.00

Henry E. Beach
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF March 19 75

Marbut Glenn Gaston
Notary Public

MY COMMISSION EXPIRES: 5-29-77
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARBUT GLENN GASTON, JR. Attorney, 3300 Hillsboro Road, Nashville, Tenn. 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry E. Beach (NAME)	First Investment Company (NAME)	Map 60-2
3047 Richmond Hill Drive (STREET ADDRESS OR ROUTE NUMBER)	2244 Mock Road (STREET ADDRESS)	Par 177
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Columbus, Ohio 43219 (CITY) (STATE) (ZIP)	12D-32550

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, HERMAN R. HUBBARD and wife, BRENDA J. HUBBARD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HENRY E. BEACH

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. 163 on the Plan of Parkwood Estates, Section 1, as of record in Book 2900, pages 119 and 120, Register's Office for said County, described as follows:

BEGINNING at a point in the westerly margin of Richmond Hill Drive, the common front corners of Lot No. 163 and Reserved Tract "A"; thence with the line between said Lot No. 163 and Reserved Tract "A", 105.0 feet to a concrete marker at the common rear corners of Lots Nos. 162 and 163; thence with the line between Lots Nos. 162 and 163, 135.0 feet to a point in the southerly margin of Creekwood Drive; thence with said margin of said Creekwood Drive, 80.0 feet to a concrete monument at the beginning of a curve having a radius of 25.00 feet; thence around said curve in a right arc, 39.27 feet to a concrete monument in the westerly margin of Richmond Hill Drive; thence with said margin of said Richmond Hill Drive, 110.0 feet to the point of beginning.

BEING the same property conveyed to Herman R. Hubbard and wife, Brenda J. Hubbard, by deed from Donna Wey Malbaff, of record in Book 4631, page 322, 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 secured by a first mortgage deed of trust to First Investment Company, of record in Book 4631, page 324, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantees.

SUBJECT to restrictive covenants of record in Book 3136, page 52, as amended in Book 3253, page 591, Register's Office for Davidson County, Tennessee, and limitations contained on the Plan of record, all in the Register's Office for Davidson County, Tenn.

This is unimproved ( ) improved (X) property, known as 3047 Richmond Hill Drive, 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 this 19th day of November, 19 75

Herman R. Hubbard
Herman R. Hubbard

Brenda J. Hubbard
Brenda J. Hubbard

STATE OF TENNESSEE
Davidson County

BOOK 5008 PAGE 564

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Herman R. Hubbard and wife, Brenda J. Hubbard

the bargainor S, 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 19th day of November 19 75.

Commission expires 5-29-77

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

HERMAN R. HUBBARD, ET UX

TO

HENRY E. BEACH

D 41555

IDENTIF. REFERENCE

MAR 24 2 35 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR 24 76	CONV	29,200.00			
MAR 24 76	S'TAX		B*	75.92	
MAR 24 76	PR'FEE		B*	.50	
MAR 24 76	W'DEED		B*	4.00	* 80.42