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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 $8,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 1976.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY

Richard M. Davenport, 26th Floor, First American Ctr., Nashville, Tn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Catalino Moreno (NAME)	Same (NAME)	91-7
5310 Michigan Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	298
Nashville, Tenn. (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~~ I, Ruth C. Hickman,

HEREINAFTER CALLED THE GRANTORS~~X~~ HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Catalino Moreno and wife, Geraldine M. Moreno,

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 the 5th, formerly the 12th, Ward of the City of Nashville, Davidson County, Tennessee, being the westerly 2 1/2 feet of lot No. 1217, all of lot No. 1219 and the easterly 17 1/2 feet of lot No. 1221 of block No. 181, Plan No. 1, West Nashville, as of record in book 57, pages 74 and 75, Register's Office for said County.

Said part of lot No. 1217, all of lot No. 1219 and part of lot No. 1221 front together 45 feet on the northerly side of Michigan Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ruth C. Hickman by deed from Marilyn Annette Clemmons, of record in Book 4862, page 62, Register's Office for Davidson County, Tennessee.

This is ~~unimproved ( )~~ improved (X) property, known as 5310 Michigan Avenue, 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 my hand this 26th day of April, 1976

x Ruth C. Hickman
RUTH C. HICKMAN

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruth C. Hickman

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26 day of April 19 76

Commission expires 5/10/76

James R Kingsley
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
RUTH C. HICKMAN

TO
CATALINO MORENO AND WIFE,
GERALDINE M. MORENO

D 47017

IDENTIF. REFERENCE

APR 30 9 27 AM '76

FEE - REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR 30 76	CONV	*8,000.00			
APR 30 76	S'TAX		B*	20.80	
APR 30 76	PR'FEE		B*	.50	
APR 30 76	W'DEED		B*	4.00	* 25.30