Prepared by: Rick M. Johnson
95 White Bridge Rd. Suite 407
Nashville, Tennessee 37205

BOOK 5030 PAGE 49

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Charles H. Niver, Et ux	First & Mid-South Mortgage Co.	
(NAME) 501 Frankfort Drive	(NAME) P.O. Box 2568	75-4
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee 37219	91
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) *Dollars,*

Cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the grantees of the unpaid balance of a note in the original amount of $26,950.00, secured by a deed of trust to Franklin G. Clark, Trustee, dated April 13, 1972, recorded in Book 4596, page 732, Register's Office for Davidson County, Tennessee.

We, Melvin J. Hinson and wife, Vivian D. Hinson

have this day bargained and sold, and do hereby transfer and convey unto the said Charles H. Niver and wife, Mary M. Niver

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 325 on the plan of Tulip Grove, Section 5, of record in Book 4175, page 71, Register's Office for said County.

Said Lot No. 325 being a corner lot fronts 90.0' on the easterly side of Frankfort Drive and 103.17' on the southerly side of Trenton Drive, which frontages are connected at the southeast corner of the intersection of said Drives by a curved line having a radius of 25' and a length of 39.27', said lot runs back between converging lines 136.74' on the southerly line and 135.72' on the easterly line to a point at the rear.

Being the same property conveyed to Melvin J. Hinson and wife, Vivian D. Hinson by deed from James Ken Mires and wife, Barbara K. Mires, of record in Book 4825, page 523, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 39,200.00

Subscribed and sworn to before me, this the ____ day of _____ 19____

Affiant

My commission expires: _____ (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 501 Frankfort Drive, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Charles H. Niver and wife, Mary M. Niver their *(successors), heirs and assigns forever.* WE *covenant that* WE ARE *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

WE *further covenant and bind* OURSELVES: OUR *heirs and representatives, to warrant and forever defend the title to said real estate to said* Charles H. Niver and wife, Mary M. Niver their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness Our *hand* S *this* 11 *day of* May, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Melvin J. Hinson

Vivian D. Hinson

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The Undersigned

Personally appeared before me, ..., a Notary Public in and for said County and State,

Vivian D. Hinson

the within named 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, Davidson County, Tennessee, this 28th day of May, 1976

Commission expires 7-30-79

Notary Public

MAY 28 76	CONV	39,200.00		
MAY 28 76	S'TAX		B*	101.92
MAY 28 76	PR'FEE		B*	.50
MAY 28 76	W'DEED		B*	4.00 * 106.42

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

Notary Public

State of CALIFORNIA }
County of MERCED } ss.

CLYDE E. KINCHEN
COMMISSION #268913
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
MERCED COUNTY
My Commission Expires November 19, 1976

On this the 11 day of May 1976, before me, the undersigned Notary Public, personally appeared

MELVIN J HINSON

known to me to be the person(s) whose name(s) IS subscribed to the within instrument and acknowledged that HE executed the same for the purposes therein contained.
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires:_____

WARRANTY DEED

FROM
HINSON, ET UX

TO
NIVER, ET UX

D 5 1 3 4 6

IDENTIF. REFERENCE

MAY 28 2 26 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238