BOOK 5035 PAGE 266

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3,200
A. Gregory Hyde
Affidnt
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June 1976.
Deputy Register

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June 1976.
Notary Public
MY COMMISSION EXPIRES: 4-18-78
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sam E. Wallace, Jr., Esq., 500 Stahlman Bldg., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SAM E. WALLACE, SR., (NAME) TRUSTEE	Same (NAME)	51-12
500 Stahlman Building (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	92-91
Nashville, TN 37201 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	AW

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, A. GREGORY HYDE and wife, PAULINE F. HYDE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SAM E. WALLACE, SR., TRUSTEE

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:

FIRST TRACT: Being Lot 29 on the plan of Montague Park Subdivision of Tracts 27 to 32, inclusive, as of record in Book 421, page 141, Register's Office for said County.

Said Lot 29 fronts 118,8 feet on the southerly side of Blue Grass Avenue and runs back 187.5 feet on the easterly line and 188 feet, more or less, on the westerly line to the northerly line of Lot 34, measuring 125 feet thereon.

SECOND TRACT: Being Lot 8 on the plan of Andrew Jackson's Addition to Montague Park Subdivision, as of record in Book 547, pages 83 and 84, Register's Office for said County.

Said Lot 8 fronts 81.5 feet on the southerly side of Blue Grass Avenue and runs back between parallel lines 187-1/2 feet to a dead line.

Being the same property conveyed to A. Gregory Hyde and wife, Pauline F. Hyde, by deed from Elizabeth B. McKee, a widow, of record in Book 2965, page 611, said Register's Office.

This is unimproved ( ) improved (X) property, known as 420 & 422 Bluegrass Avenue, Madison, TN 37115
(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 s this 15th day of June, 1976

A. Gregory Hyde

Pauline F. Hyde

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Rebecca P. Bell, a Notary Public in and for said County and State, the within named A. Gregory Hyde and wife, Pauline F. Hyde,

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 15th day of June 1976.

Commission expires 11-18-78

Rebecca P. Bell
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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) 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

A. GREGORY HYDE and wife,

TO

PAULINE F. HYDE

SAM E. WALLACE, SR., TRUSTEE

This instrument prepared by:
Sam E. Wallace, Sr., Esquire
500 Stahlman Building
Nashville, Tennessee 37201
Telephone 242-5569

053776

IDENTIF. REFERENCE

JUN 15 12 37 PM '76

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN 15 76	CONV	*3,200.00		
JUN 15 76	S'TAX		B*	8.32
JUN 15 76	PR'FEE		B*	.50
JUN 15 76	W'DEED		B*	4.00
			*	12.82