BOOK 5035 PAGE 270

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,600.00
A. Gregory Hyde
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June 19 76
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 19 76
Notary Public
MY COMMISSION EXPIRES: 1-30-78
(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
A. GREGORY & PAULINE F. HYDE (NAME)	Same (NAME)	51-B
420 Bluegrass Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	92
Madison, TN 37115 (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, SAM E. WALLACE, SR., TRUSTEE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO A. GREGORY HYDE and wife, PAULINE F. HYDE,

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 29 on the plan of Montague Park Subdivision of Tracts 27 to 32, inclusive, as of record 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.

BEING part of the same property conveyed to Sam E. Wallace, Sr., Trustee, by deed from A. Gregory Hyde and wife, Pauline F. Hyde, as of record in Book ____, page ___, said Register's Office.

This is unimproved ( ) improved (X) property, known as 422 Bluegrass Avenue, Madison, Tennessee 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 my hand this 15th day of June, 19 76

Sam E. Wallace, Sr., Trustee

Sam E. Wallace, Sr., Trustee

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 Sam E. Wallace, Sr., Trustee

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 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 (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
SAM E. WALLACE, SR., TRUSTEE

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

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

D 53778

IDENTIF. REFERENCE

JUN 15 12 38 PM '76

FELIX Z. NELSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN 15 76	CONV.	*2,600.00		
JUN 15 76	S'TAX		B*	6.76
JUN 15 76	PR'FEE		B*	.50
JUN 15 76	W'DEED		B*	4.00
			*	11.26