5037 PAGE 143

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,900.00

Shirley M Hackney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF June 19 76

Notary Public

MY COMMISSION EXPIRES: 6/7/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS 507 Stahlman Bldg. Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald A. Hackney etux (NAME)	Lomas & Nettleton Company (NAME)	61-23-3
529 Ben Allen Rd. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 964 (STREET ADDRESS)	
Nashville, Tenn. 37216 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Va. 23451 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTORS, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ANDREW C. HASTINGS, JR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD A. HACKNEY and wife, SHIRLEY M. HACKNEY

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;
A tract of land in the 12th Civil District of Davidson County, Tennessee described according to a copy of a survey made and dated May 24, 1962, as follows:

Beginning in the easterly margin of Ben Allen Road, 987 feet, from the corner of lot 246 in Maplewood Heights Subdivision, of record in Book 547, page 103, Register's Office for Davidson County, Tennessee, running thence north 17 degree 45' w, 50 feet, thence north 72 deg. 15' east, 400 feet; thence s 17 deg. 15' east 50 feet; thence south 72 deg. 15' west, 400 feet to the beginning.

Being the same property conveyed to Andrew C. Hastings, Jr. by deed from Walter B. Williams and wife, Margie L. Williams of record in Book 4786, page 297, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated adn assumed by the Grantees herein.

Mary Janelle Hastings, wife of the above named Andrew C. Hastings, Jr., joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

This is ( ) unimproved (X) improved property, known as 529 Ben Allen Rd. Nashville, Tenn. -37216
(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 11th day of June, 19 76

ANDREW C. HASTINGS, JR. Mary Janelle Hastings

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew C. Hastings, Jr. and Mary Janelle Hastings

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 11th day of June, 19 76.

Commission expires June 7, 1980

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

ANDREW C. HASTINGS, JR.

TO

RONALD A. HACKNEY ETUX

D 54599

IDENTIF. REFERENCE

JUN 18 4 08 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

JUN 18 CONV 15,900.00
JUN 18 S'TAX B* 41.31
JUN 18 PR'FEE B* .50
JUN 18 W'DEED B* 4.00 *

File in Box 4

Attorneys Title Company
Titles Guaranteed
84
NASHVILLE, TENN.