BOOK 5037 PAGE 275 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

Virginia N. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June 19 76

Lucien Dale
Notary Public

MY COMMISSION EXPIRES: Jan 14, 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lucien Dale, Attorney, 1406 Nashville Trust Bldg., Nashville, Tn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry R. Hubbard (NAME)	Same (NAME)	Map #104-4
1107 18th Ave, So. (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Parcel #46, orig.
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Same (CITY) (STATE) (ZIP)	#3265-10W

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, Virginia N. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry R. Hubbard

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 the easterly fifty feet of Lot No. 4 as shown on the plan of subdivision of Lot No. 1 in the subdivision of Lot No. 18 in O.B. Hayes plan of Large Lots called Rokeby as of record in Book 411, page 159, Register's Office of Davidson County, Tennessee described as follows: BEGINNING at a stake or point, the southwest corner of Lot No. 1, running thence with the Westerly line of Lots Nos. 1, 2 and 3 North 151 feet 10 inches to a point, the Northwest corner of Lot No. 3 in the Plan recorded in Book No. 411, page 159, Register's Office for Davidson County, Tennessee; thence West 50 feet, with our present Northerly line; thence South 150 feet 10 inches to the Northerly margin of Edgehill Avenue; thence with the Northerly margin of Edgehill Avenue Easterly 50 feet to the point of beginning.

There is further conveyed herein a perpetual easement for the use of the driveway for the purposes of egress and ingress into and over the property. Said driveway extends from Edgehill Avenue beginning at the southwest corner of the lot above conveyed at the intersection of said Edgehill Avenue, running thence North 99 feet 7 inches with the west line of the above described lot, thence West 12 feet; thence South 99 feet 7 inches to the margin of Edgehill Avenue; thence East 12 feet to the point of beginning. The above easement is to be used for driveway purposes and is not to be obstructed by either party.

BEING the same property conveyed to Harry A. Naylor and Virginia N. Smith by warranty deed from R. W. Cherry and wife, Alice Cherry, of record in Book 1945, page 63, Register's Office for Davidson County, Tennessee, and the same property conveyed by Harry A. Naylor and wife, Lucy E. Naylor by warranty deed to Virginia N. Smith of record in Book 2031, page 511, Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as Edgehill Avenue, Nashville, Tennessee 37203
(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 17 this June day of June, 1976

Virginia N. Smith

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Virginia N. Smith (an unmarried person)

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 17th day of June 19 76.

Commission expires Apr 14, 1979

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

D 54669

IDENTIF. REFERENCE

JUN 21 10 10 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Virginia N. Smith (an unmarried person)

TO
Jerry R. Hubbard

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN 21 76	CONV	20,000.00	B*	52.00	
JUN 21 76	S'TAX		B*	.50	
JUN 21 76	PR'FEE		B*	4.00	*
JUN 21 76	W'DEED				56.50