This Instrument Prepared by Thomas M. Black, Attorney, 223 Madison Street
Madison, Tennessee 37115

mail-7

WARRANTY DEED

BOOK 5042 PAGE 767

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GRADY HALL (NAME:)	Same (NAME:)	6+14
1011 Calvert St. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	85 Pd
Nashville Tenn. 37216 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------TEN AND 00/100----------

---------- ($10.00) ---------- *DOLLARS*

cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the grantee assuming a certain unpaid indebtedness of record in Book _____, page _____, Register's Office for Davidson County, Tennessee, which grantee promises to pay and agrees to hold Grantors harmless from same, and grantee further assumes a certain unpaid indebtedness of record in Book _____, page _____, said Register's Office, which grantee promises to pay and agrees to hold Grantors harmless from same, and grantee further assumes a certain unpaid indebtedness in the amount of $1,052.12 held by Avco Finance Company,

THOMAS H. ASHBURN AND WIFE, CAROL R. ASHBURN, hereinafter referred to as Grantors, *have bargained and sold, and by these presents do transfer and convey unto the said* GRADY HALL, hereinafter referred to as Grantee, his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT I: Being the south 60 feet of the east 165 feet of the north 120 feet of Lot No. 77 on the Map of Maplewood Home Tract, as of record in Book 421, page 174, Register's Office for said County. Said part of said lot fronts 60 feet on the westerly side of Burrus Street or Avenue and runs back between parallel lines 165 feet to a dead line.
TRACT II: Being part of Lot No. 77 on the Map of Maplewood Home Tract, as of record in Book 421, page 174, Register's Office for said County and described as follows: To find the point of beginning, begin at a point in the south boundary of Locust Grove Subdivision as of record in Book 1424, page 11, said point being 60 feet east of the northeast corner of Lot No. 12, Baxter Heights Subdivision, as of record in Book 2083, page 94; thence South 20° 31' 30" west 37 feet to a point, which is the point of beginning, and said point being the southwest corner of the property conveyed from Price to Neely, by deed in Book 1732, page 7; thence along Neely's southerly line, South 72° 30'30" east 50 feet; thence leaving Neely's line and along the rear line of the property conveyed to Hudson by deed of record in Book 2013, page 465, and Book 2862, page 521, South 20° 31' 30" west 60 feet to a corner of the property conveyed to Price in Book 739, page 26; thence with Price's north line, North 72°30'30" west 50 feet to a point; thence leaving Price's line, North 20°31'30" east 60 feet to the point of beginning.

BEING the same property conveyed to Thomas H. Ashburn and wife, Carol R. Ashburn, by deed from Billie Eugene Baggett and wife, Delores R. Baggett, of record in Book 4970, page 157, 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 $5,303.51

Affiant

Subscribed and sworn to before me, this the 6th day of July, 1976

Notary Public

My commission expires: Sept 12 1976
(Affix Seal)

STATE OF TENNESSEE LARGE

BOOK 5042 PAGE 768

This is unimproved ( ) improved (X) property, known as 3903 Burrus Street, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his *heirs and assigns, forever.*

And we *do covenant with the said* Grantee, *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,* except as appears of record.

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* Grantee, his *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hand* s *this* 6th *day of* July, *19* 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Thomas H. Sullivan

Carol R. Sullivan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas H. Ashburn and wife, Carol R. Ashburn,

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 Davidson County, Tennessee, this 6th day of July, 19 76.

J. E. Stevens
Notary Public.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission Expires Sept 2, 1976.

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

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

, Notary Public.

Commission Expires

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

Commission Expires

BOOK 5042 PAGE 770

WARRANTY DEED

FROM

THOMAS H. ASHBURN, ET UX

TO

GRADY HALL

D 5 7 1 3 0

IDENTIF. REFERENCE

JUL 7 11 42 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 112 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

CO 15,303.51	MO
WD 8.00	MS
TD	ST 39.28
CC	ST
MR	PF 50
UCC	TOTAL 47.28