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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,250.00

Walter G. Knestrick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF July, 1976.

David E. Rutledge
Notary Public

MY COMMISSION EXPIRES: 4/17/80

(AFFIX SEAL)

WB
CC
LD
RD

THIS INSTRUMENT WAS PREPARED BY This instrument was prepared by Jno. B. Cobb, Jr., Attorney at Law Stahlman Building, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter G. Knestrick (NAME)	Walter G. Knestrick (NAME)	Map 105-7 Par. 463
6230 Gardendale Drive (STREET ADDRESS OR ROUTE NUMBER)	2617 Grandview Avenue (STREET ADDRESS)	Map 105-7 Par. 464
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	May 105-7 Par. 466

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, Robert E. Bainbridge, Conservator for William R. Hagan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walter G. Knestrick

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:

TRACT I: Land in the 15th Ward of the City of Nashville, Davidson County, Tennessee, described as follows:

BEGINNING at a point at the northeast corner of Gray, Formerly College Street and Nolensville Pike or 4th Avenue, South; thence with the easterly margin of Nolensville Pike or 4th Avenue, South, northwardly 96 feet to a point; thence eastwardly 120 feet to the westerly margin of a 10 foot alley; thence with same, southwardly 96 feet to the northerly margin of Gray, formerly College Street; thence with same westwardly 120 feet to the beginning.

BEING the same property conveyed to William R. Hagan, by deed from William Russell and wife, Nola Russell, of record in Book 2294, page 209, Register's Office for said County.

TRACT II: Land in the 15th Ward of the City of Nashville, Davidson County, Tennessee, described according to a survey made by S.R.Sanford, Jr.,Surveyor,Sept. 6, 1944, as follows:

BEGINNING on the northerly margin of Gray, formerly College Street, at the southeast corner of the property conveyed to W. R. Douglas and wife, by deed from Harry Diamond and wife, of record in Book 1302, page 238, Register's Office for said County, said point being 180 feet east of the easterly margin of Fourth Avenue South; thence with said Douglas' easterly line, northwardly 96 feet; thence eastwardly 52.5 feet to a stake on the westerly margin of the right-of-way of the N. C. & St. L. R.R.; thence with said right of way southwardly 101.5 feet to a stake in the northerly margin of Gray Street; thence with said Street, westwardly 86 feet to the beginning.

BEING the same property conveyed to William R. Hagan, by deed from Burt F. Moon and wife, Gertrude Moon and Mrs. Elizabeth Osborne, a widow, of record in Book 1779, page 383, Register's Office for Davidson County, Tennessee.

TOGETHER WITH a (1/2) one-half interest being a parcel of land fronting 10 feet on the north side of College or Gray Street and extends back northwardly 96 feet and being the parcel of land between the two tracts of land conveyed to William R. Hagan, by deed of record in Book 2294, page 209, and to Flora M. Hagan, in Book 2270, page 631, to which reference is here made.

unimproved ( ) This is improved (x) property, known as 1310- 4th Avenue, South, Nashville, Tennessee 37210
(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 6th day of July, 1976.

Robert E. Bainbridge
Robert E. Bainbridge, Conservator for
William R. Hagan, under Rule No.
Probate Court, Davidson County, Tennessee.

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert E. Bainbridge, Conservator for William R. Hagan

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 6th day of July, 19 76

Commission expires 4/27/80

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 Robert E. Bainbridge, Conservator for William R. Hagan

TO Walter G. Knestrick

D 57141

IDENTIF. REFERENCE

JUL 7 1 27 PM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

CO	12350.00	MO	
WD	4.00	MS	
TD		ST	31.72
CC		ST	
MR		PF	.50
UCC		TOTAL	36.22