FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $11,500.00

James R. Hillin
Affiant

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

Carolyn Barnes
Notary Public

MY COMMISSION EXPIRES: 8/31/80
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Joe Saperstein (NAME) Suite 101, 4515 Harding Road Nashville, TN (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Hillin (NAME)	SAME (NAME)	Map 508-116
2239 Chickering Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 92-6-511
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	11W-32160

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, Shaw C. Brooks, Jr.

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

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, being Lot No. 7 in A. Roth's Subdivision of Lot No. 22 in Boyd McNairy's Addition to Nashville, as of record in Book 57, page 147, Register's Office for said County.

Said Lot No. 7 fronts 50 feet on the easterly side of 28th Avenue North, formerly Barrow Street and runs back between parallel lines, 116 feet to an alley.

Being the same property conveyed to Shaw C. Brooks by deed from Walter Swett and wife, Susie B. Swett of record in Book 4008, page 796, Register's Office for Davidson County, Tennessee. Shaw C. Brooks having since died intestate and Edna M. Brooks his surviving spouse having since died on August 2, 1975; Shaw C. Brooks, Jr. being sole heir-at-law of Edna M. Brooks; Edna M. Brooks having died intestate.

This is unimproved ( ) improved (X) property, known as 712 - 28th Avenue, No. (House Number) (Street) (P. O. Address) Nashville (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 17th day of September, 19 76

Shaw C. Brooks, Jr.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Carolyn Barnes, a Notary Public in and for said County and State, the within named Shaw C. Brooks, Jr.

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 17th day of September 1976

Commission expires 8/3/80

Carolyn Barnes
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 Shaw C. Brooks, Jr.

TO James R. Hillin

D 68582

IDENTIF. REFERENCE

SEP 20 10 26 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP 20 76	CONV	11,500.00		
SEP 20 76	S'TAX		B*	29.90
SEP 20 76	PR'FEE		B*	.50
SEP 20 76	W'DEED		B*	4.00 * 34.40