FORM NO. WU-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $13,500.00

James R. Hillin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF September 1976.

Carolyn Barnes
Notary Public

MY COMMISSION EXPIRES: 8/3/80
(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY

Joe Saperstein (NAME) Suite 101, 4515 Harding Road Nashville, TN 37205 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Hillin (NAME)	SAME (NAME)	Map 92-6-133
2239 Chickering Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 11W-32050
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, 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:

Being part of Lot No. 353 of Block 22, Heffernan Place as of record in Book 161, page 138, Register's Office for Davidson County, Tennessee being more particularly described as follows:

Beginning at a point in the northeast corner of Lot No. 354, Heffernan Place as of record in Book 161, page 138, Register's Office for Davidson County, said point being the southeast corner of the property herein conveyed and located on the western margin of an alley; thence north 9 deg. 47' 08" W 61 feet along the westerly margin of said alley to a point in the southerly margin of Morena Street; thence along the southerly margin of Morena Street South 82 deg. 16' 47" W 112.85 feet; thence leaving the margin of said road, south 13 deg. 05' 15" W 21.85 feet to a point of curvature, said point being the commencement of an arc with a radius of 241.00 feet and being concave to the east; thence with and binding on said arc curving to the left, 46.75 feet to a point in the common line between lots 353 and 354 in the aforesaid subdivision; thence with the common line between said lots 353 and 354, north 80 deg. 22' 02" E 135.16 feet to the point of beginning.

The above described land being part of the same land conveyed to Shaw C. Brooks, by deed from Robert Lusk and wife, as of record in Book 723, page 139, Register's Office for Davidson County, Tennessee. Shaw Brooks having since died intestate and Edna M. Brooks, his surviving spouse having since died on August 2, 1975; Shaw C. Brooks, Jr. being the sole heir-at-law of Edna M. Brooks, who died intestate.

The above described land herein conveyed is conveyed subject to a slope easement of record in Book 4190, page 762, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2713 Morena Street (House Number) (Street) Nashville (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 17th day of September, 19 76

Shaw C. Brooks, Jr.

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 19 76

Commission expires 8/3/80

Carolyn Barnes
Notary Public

NOTARY PUBLIC DAVIDSON

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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 68588

IDENTIFICATION REFERENCE

SEP 20 10 31 AM '76

REGISTER
DAVIDSON CO., TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP 20 76	CONV	13,500.00			
SEP 20 76	S'TAX		B*	35.10	
SEP 20 76	R'FEE		B*	.50	
SEP 20 76	W'DEED		B*	4.00	* 39.60