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BOOK 5074 PAGE 616

Form No. WD-1

IDENTIF. REFERENCE

OCT 4 11 29 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

29,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29TH DAY OF SEPTEMBER, 19 76

Notary Public

MY COMMISSION EXPIRES: 12-23-1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Dobson & Johnson, Inc., 311 Plus Park Blvd., Nashville Tenn. 37217
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS. | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jerry R. Hubbard (NAME) | SAME (NAME) | 93-6-2 |
| 117-119 Second Ave. North (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 51 |
| Nashville, Tennessee 37201 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | 5W-1240 |

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 Alan Berry et ux Carrie Sue Berry

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 part of Lot No. 30 on the Plan of the Original Town of Nashville, not of record, and described as follows:
Being on the westerly margin of 2nd Avenue N., formerly Market Street, as widened, at a point 137 feet more or less north of the northerly margin of Broadway, formerly Broad Street, said point being 15 ft. more or less west of the northeast corner of the property conveyed to Allen Dobson by deed from City Realty Co., Inc. as of record in Book 967, page 557, Register's Office; thence with said Dobson's northerly line, westwardly 85 ft. more or less to the easterly margin of an alley; thence with said alley northwardly 33 feet to the south west corner of the Grizzard Lot; thence with the southerly line of the same, eastwardly 85 ft. more or less to the westerly margin of 2nd Ave. N., as widened, thence with said Avenue, northwardly 33 ft. to the beginning.

Being the same property conveyed to Alan Berry by deed from D. E. Hooper of record in Book 4439, page 179, said Register's Office.

THIS conveyance is subject to any and all existing easements of record.

| | | | | | |
|---|---|---|---|---|---|
| OCT-4-76 | CONV | 29,000.00 | | | |
| OCT-4-76 | S'TAX | | B* | 75.40 | |
| OCT-4-76 | PR'FEE | | B* | .50 | |
| OCT-4-76 | W'DEED | | B* | 4.00 | * 79.90 |

This is improved (XX) unimproved ( ) property, known as 117-119 Second Ave. North (House Number) (Street) Nashville, Tennessee 37201 (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 our hand s this 29TH day of SEPTEMBER, 1976

Alan Berry

Carrie Sue Berry

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alan Berry et ux Carrie Sue Berry

the bargainor s, 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 Nashville, Tennessee, this 29TH day of SEPTEMBER, 19 75.

Commission expires 11-13-1979

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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

Alan Berry

TO

Jerry R. Hubbard

MAIL:

DOBSON & JOHNSON, INC.
Mortgage Bankers
311 Plus Park Blvd.
Nashville, Tennessee 37217