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 $15,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF October 19 76.

Notary Public

MY COMMISSION EXPIRES: 7/2/80

(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 et ux (NAME)	SAME (NAME)	Map 81-11-524
2239 Chickering Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	2W-21715
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, Charles Gross and Max Greenberg

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

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 the southerly 40 feet of the north one half of Lot. No. 177 of McGavock Whitmore and other addition to Nashville, of record in Book 21, page 41, Register's Office for said county.

Said 40 feet of Lot No. 177 fronts on the westerly margin of 12th Avenue North, formerly known as Florence Street and runs back between parallel lines 154 feet to an alley.

Being the same property conveyed to Max Greenberg and Charles Gross from J. S. Kollaskie and wife, Roberta Koliaski by deed of record in Book 93, page 353, Register's Office for Davidson County, Tennessee.

OCT 21 76	CONV	15,000.00			
OCT 21 76	S'TAX		B*	39.00	
OCT 21 76	FR'FEE		B*	.50	
OCT 21 76	W'DEED		B*	4.00	* 43.50

unimproved ( )
This is improved (X) property, known as 1607 12th Avenue, North (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 our hands this 19th day of October, 19 76

Max Greenberg

Charles Gross

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 Max Greenberg and Charles Gross

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 19th day of October 19 76

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

Max Greenberg and

Charles Gross

TO

James R. Hillin and wife,

Nancy T. Hillin

D 7 3 4 8 8

IDENTIFICATION REFERENCE

Oct 21 10 35 AM '76

REGISTER
TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.