This instrument prepared by: Homer R. Ayers, Attorney at Law,
223 Madison Street, Madison, Tennessee 37115

WARRANTY DEED

BOOK 5036 PAGE 171

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES EDWARDS (NAME:)	SAME (NAME:)	12-13
206 Bellmore Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	24
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	200

For and in Consideration of the sum of ----------TEN AND 00/100----------
----------($10.00)---------- *DOLLARS*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

DEC13'76 CONV *9,000.00
DEC13'76 S'TAX B* 23.40
DEC13'76 RFEE B* .50
DEC13'76 M'DEED B* 6.00 * 29.90

ADA RUBY HITT, single

have bargained and sold, and by these presents do transfer and convey unto the said JAMES EDWARDS, single,

his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Beginning in the center of Connell Street in Goodlettsville, Tennessee, B. W. McCasland's Southeast corner, and running North with said McCasland's line about 175 feet to Newbern Branch; thence east 105 feet to H. S. Willis' Northwest corner; thence south with said Willis' line about 175 feet to center of said Connell Street; thence East with center of Connell Street, 105 feet to the beginning.

Being part of the same property conveyed to A. M. Hitt by deed dated February 1, 1918, from George T. Woodson, of record in Book 519, page 423, Register's Office of Davidson County, Tennessee; the said A. M. Hitt died intestate in 1934, unmarried, having been predeceased by his wife, Susan Nancy Shaw Hitt in 1902. The said A. M. Hitt fathered five children: Mattie J. Hitt and Arec Lyman Hitt, both of whom died in infancy, and Leona Pearl Hitt, Birdie Lillian Hitt and Ada Ruby Hitt. Leona Pearl Hitt died intestate in 1956 and Birdie Lillian Hitt died intestate in 1946, both being unmarried, and without issue. Ada Ruby Hitt, as sole survivor, next of kin, and only heir at law of the above stated persons, is now sole owner of the above described property.

(continued)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 9,000.00

Subscribed and sworn to before me, this the 11th day of December 1976

Ada Ruby Hitt
Affiant

My commission expires: 9-12-78
(Affix Seal)

JUDY P. ADKINS NOTARY PUBLIC DAVIDSON COUNTY

Judy P. Adkins
Notary Public

INCLUDED in the above description but EXCLUDED therefrom is a portion of said property conveyed by Miss Ruby Hitt, unmarried, to Bernice T. McCord and husband, John E. McCord, by deed of record in Book 2961, page 537, Register's Office of Davidson County, Tennessee, described as follows:
A small tract of land in the 10th Civil District of Davidson County, Tennessee, at Goodlettsville, Tennessee, described as follows: BEGINNING at a point in the center line of Connell Street, being the southeast corner of the B. W. McCasland's lot; thence with McCasland's east line, northerly 175 feet, more or less, to the Newbern Branch; thence with said Branch, easterly 46 feet to a point; thence southerly 175 feet, more or less, to the center of Connell Street; thence with the center of Connell Street, westerly 46 feet to the point of beginning.

unimproved ( )
This is improved ( ) properly, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said grantee, his ..... *heirs and assigns, forever.*

And I *do covenant with the said* grantee ..... *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.,* except as appears of record.

And I ..... *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* grantee, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 11th *day of* December, *19* 76., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ada Ruby Hitt
Ada Ruby Hitt

BOOK 5036 PAGE 173

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named*

ADA RUBY HITT

the bargainor, with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Goodlettsville, *Tennessee, this* 11th *day of* December, *19* 76.

Judy P Adkins

Notary Public

Commission Expires 9-12-78

JUDY P. ADKINS ★ NOTARY PUBLIC ★ DAVIDSON COUNTY TENN.

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*

.....

.....

the bargainor, with whom I am personally acquainted, and who acknowledged that .....
executed the within instrument for the purposes therein contained.
Witness my hand and official seal at ....., *this* .....
day of ....., *19* .....

.....
Notary Public.

Commission Expires .....

DAVIDSON COUNTY, TENN. FEE DEC 1 2 OCT 21 '76 REFERENCE

0 8 0 9 7 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in .....,
this .....*day of* ....., *19* .....

.....
Notary Public

Commission Expires .....