mail prepaid Little Hirschfeld & Owen atty
1st Amer Center - Nash - Jm

WARRANTY DEED

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
George T. T. Hughes, Jr. & Anita Lillian Hughes	Mrs. Ivanetta H. Davis	
(NAME)	(NAME)	70-4
616 Pierpoint Drive	3525 Geneva Circle	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	14 PW
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the ~~XXXXX~~ LOVE AND AFFECTION ~~Xthe~~

Walter S. Davis and wife, Ivanetta H. Davis,

have this day bargained and sold, and do hereby transfer and convey unto the said George T. T. Hughes, Jr. and Anita Lillian Hughes their ~~XXXXXX~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot #31 on the Map of Haynes Heights, Section II, as of record in Book 2331, page 58, Register's Office for Davidson County, Tennessee.
Said Lot #31 fronts 91 feet on the northwesterly side of Francis Street and runs back 152.3 feet on the southwesterly line and 180 feet on the northeasterly line to a dead line in the rear, measuring 111 feet thereon.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

This conveyance is made subject to a life estate granted to George T. T. Hughes, Sr. and wife, Jessie G. Hughes, with the right to occupy and use said property as their own during their lifetime.

Being same property conveyed to Walter S. Davis and wife, Ivanetta H. Davis, by deed from N. H. Barker and Hershel Greer, of Record in Book 2698, Page 5, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 20,000.00

Affiant

Subscribed and sworn to before me, this the 31st day of December 1976

Notary Public

My commission expires (Affix Seal)

This property was ~~conveyed~~ (X) ~~Affixed~~ ~~XX~~ property, known as 616 Pierpoint Drive (House Number) (Street) Nashville (City or Town) P. O. Address:

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, their ~~XXXXXX~~ *heirs and assigns forever.* GRANTORS *covenant that* they are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

GRANTORS *further covenant and bind* their *heirs and representatives, to warrant and forever defend the title to said real estate to said* GRANTEES, THEIR ~~XXXXXX~~, *heirs and assigns, against the lawful claims of all persons.*

Witness ~~hand~~ *this* 31st *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.*

Walter S. Davis

Ivanetta H. Davis

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Patricia Kryder Flynn a Notary Public in and for said County and State, Walter S. Davis and Ivanetta H. Davis

the within named bargainors, 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 Davidson County Tennessee, this 27th day of December, 1976.

Patricia Kryder Flynn Notary Public

My Commission expires My Commission Expires March 12, 1979

NOTARY PUBLIC PATRICIA KRYDER FLYNN DAVIDSON COUNTY

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.....

JAN 12 77	CONV	20,000.00		
JAN 12 77	S'TAX		B* 52.00	
JAN 12 77	FR'FEE		B* .50	
JAN 12 77	W'DEED		B* 4.00	* 56.50

WARRANTY DEED

FROM Walter S. Davis and wife, Ivanetta H. Davis

TO George T. T. Hughes, Jr.

and

Anita Lillian Hughes

D 8 4 9 7 2

IDENTIFICATION REFERENCE

JAN 12 4 15 PM '77

REGISTER DAVIDSON CO. TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238