FORM NO. WD-1

BOOK 5103 PAGE 377

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF January, 19 77

Notary Public

MY COMMISSION EXPIRES: 5-29-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Marbut Glenn Gaston, Jr., Attorney, 3300 Hillsboro Road, Nashville, Tn. 37215

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GRACE R. HICKS (NAME)	SAME (NAME)	MAP 103-14
5712 Red Oak Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 45
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	SDA-59780

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, JESUS F. TIRAO and wife, LYNDA TIRAO

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GRACE R. HICKS

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 LOT NO. 21 on the Plan of Hillwood Terrace, as of record in Book 2663, page 50, Register's Office For Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the northwesterly margin of Red Oak Drive at the corner of Lots 21 and 22; thence, with the line between said lots northerly 293.5 feet to the south line of a tract marked "Reserved"; thence, with the line of the same, easterly 285.8 feet to the westerly margin of Red Oak Drive; thence, with the margin of the same, southerly and southwesterly around a curve 372.61 feet to the point of beginning.

BEING ALL THE SAME PROPERTY conveyed to Jesus F. Tirao and wife, Lynda Tirao by deed from Robert M. Cassetty, Jr., and wife, Katie I. Cassetty of record in Book 4676, page 153, Register's Office for Davidson County, Tennessee.

SUBJECT TO restrictive covenants of record in Book 2749, page 338, and Book 2750, page 521, and to the limitations that appear on the plan of record in Book 2663, page 50, Register's Office for Davidson County, Tennessee.

SUBJECT TO 1977 property taxes which have been prorated this date and the Grantee expressly assumes the same.

REGISTER'S MEMO
Legibility of Writing, Typing or Printing in This
Document Unsatisfactory When Received.

This is unimproved ( ) improved (XX) property, known as 5712 Red Oak Drive (House Number) (Street) Nashville, Tn. 37205 (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 13th day of January, 19 77

JESUS F. TIRAO LYNDA TIRAO

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 Jesus F. Tirao and wife, Lynda Tirao

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 13th day of January 1977

Commission expires 5-29-77

Marbut Glenn Gaston, Jr.
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 JESUS F. TIRAO and wife, LYNDA TIRAO

TO GRACE R. HICKS

D 8 6 3 9 8

IDENTIF. REFERENCE

JAN 24 11 29 AM '77

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN 24 77	CONV	48,500.00		
JAN 24 77	S'TAX		8* 126.10	
JAN 24 77	PR'FEE		8* .50	
JAN 24 77	W'DEED		8* 4.00	* 130.60