BOOK 5118 PAGE 271

THIS INSTRUMENT PREPARED BY
WILLIAM D. CASTLEMAN, ATTY.
807 AMERICAN TRUST BLDG.
NASHVILLE, TENNESSEE 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Esther Sarah Ginsberg	Home Federal Savings & Loan.	Map 142-4
804 Stirrup Drive (NAME)	Home Federal Tower (NAME)	Par 40
Nashville, Tennessee (STREET ADDRESS OR ROUTE NUMBER)	Nashville, Tennessee (STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and----------00/100 ($10.00)---------- *Dollars,*
cash in hand paid by the grantee; ESTHER SARAH GINSBERG, and other good and valuable considerations, receipt of which is hereby acknowledged; including the assumption and agreement to pay the remaining unpaid balance due and owing by virtue of a Deed of Trust executed by Daniel B. Hicks and wife, Sandra T. Hicks to Attorneys Title Company, Inc., Trustee, dated September 4, 1975, and recorded in Book 4949, Page 96, Register's Office for Davidson County, Tennessee, in the original amount of $48,600.00, payable as therein specified (see instrument for complete terms and conditions);

I, DANIEL B. HICKS,

have this day bargained and sold, and do hereby transfer and convey unto the said ESTHER SARAH GINSBERG, her (successors), *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 378 on the Plan of Walnut Hill Manor, Section 1, as of record in Book 4460, Page 108, Register's Office for said County, to which plan reference is here made for a complete description of said lot.

Being the same property conveyed to Daniel B. Hicks and wife, Sandra T. Hicks, by deed from Hillsboro Builders, Inc., recorded in Book 4949, Page 94, said Register's Office, the said Sandra T. Hicks and Daniel B. Hicks having since divorced. Sandra T. Hicks conveyed her interest to Daniel B. Hicks by deed of record in Book 5115, Page 296, 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 $ 55,000.00

Subscribed and sworn to before me, this the 24th day of February, 19 77

Affiant Esther Sarah Grantee

My commission expires: 1-31-81. (Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is unimproved ( ) improved (X) property, known as 804 Stirrup Drive, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said ESTHER SARAH GINSBERG, her (successors), *heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as herein stated.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* ESTHER SARAH GINSBERG, her (successors), *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 24th *day of* February, 19 77 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Daniel B. Hicks

Daniel B. Hicks

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel B. Hicks

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

Witness my hand and official seal at Nashville, Tennessee this 24th day of February, 19 77.

Notary Public

Commission expires 1-31-81.

NOTARY PUBLIC DAVIDSON TENN.

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.....

FEB24'77	CONV	55,000.00			
FEB24'77	S'TAX		B*	143.00	
FEB24'77	PR'FEE		B*	.50	
FEB24'77	W'DEED		B*	4.00	* 147.50

WARRANTY DEED

FROM

DANIEL D. HICKS, UNMARRIED

TO

ESTHER SARAH GINSBERG

D 90800

IDENTIF. REFERENCE

FEB 24 4 12 PM '77

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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