This instrument was prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5130 PAGE 762

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ted W. Davis, Jr., et ux	Same	Map 104-8
(NAME) 1721 21st Avenue South	(NAME)	Parcel 107
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37212	(STREET ADDRESS)	24W-296
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by Ted W. Davis, Jr. and wife, Mary Louise Davis and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Edward R. Hoge and Ruth Hoge Taylor,

have this day bargained and sold, and do hereby transfer and convey unto the said Ted W. Davis, Jr. and wife, Mary Louise Davis, their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being a tract of land fronting on the westerly side of 21st, Avenue, South, formerly Hillsboro Turnpike, and more particularly described as follows:

Beginning at the northwest corner of the intersection of 21st Avenue, South, and Carlton Avenue (said point of beginning being the southeast corner of Lot No. 4, as shown on the Map of Mrs. P. J. Tinsley's Addition, as of record in Book No. 421, page 91, of the Register's Office for said County), and running thence northerly with the western margin of 21st, Avenue, South, a distance of 22 feet to a point, thence westerly at right angles and parallel with the northern boundary of Carlton Avenue, a distance of 73 feet to a point; thence at right angles southwardly and parallel with the western margin of 21st, Avenue South, a distance of 22 feet to the northern margin of Carlton Avenue, and thence eastwardly with the northern margin of Carlton Avenue, a distance of 73 feet to the point of beginning.

Being the same property conveyed to J. Ed Hoge by deed from S. A. Shore, and wife, recorded in Book 641, page 75, Register's Office for said County, the said J. Ed Hoge having since died devising property to Edward R. Hoge and Ruth Hoge Taylor by will of record in Will Book 93, page 87, Probate Court, Davidson County, Tennessee.

This conveyance is subject to the terms and provisions of an agreement as set out in instruments recorded in Book 660, page 103, and Book 660, page 105, 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 $42,500.00

Subscribed and sworn to before me, this the 1st day of April 19 77

Affiant

My commission expires: 2/8/78 (Affix Seal)

Notary Public

This is improved (X) property, known as 1721 21st Avenue South, 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 Ted W. Davis, Jr. and wife, Mary Louise Davis, their *(successors), heirs and assigns forever.* We *covenant that* we 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.*, except for 1977 taxes which are prorated and assumed by the purchasers.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Ted W. Davis, Jr. and wife, Mary Louise Davis, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 1st *day of* April, 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.*

Ruth Hoge Taylor

Edward R. Hoge

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary W. Ahlbrauer, a Notary Public in and for said County and State, Edward R. Hoge and Ruth Hoge Taylor,

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 Tennessee.
this 1st day of April, 1977.

Mary W. Ahlbrauer Notary Public

Commission expires 2/8/78

MARY W. AHLBRAUER NOTARY PUBLIC DAVIDSON COUNTY 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 .....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN BLDG.
NASHVILLE, TENN.

WARRANTY DEED

FROM
Edward R. Hoge, et al

TO
Ted W. Davis, Jr., et ux

D 96847

IDENTIF. REFERENCE

APR 4 12 13 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

APR-4-77	CONV	42,500.00			
APR-4-77	S'TAX		B*	110.50	
APR-4-77	PR'FEE		B*	.50	
APR-4-77	W'DEED		B*	4.00	* 115.00