WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8,500.00

Bennie Ray Hackney Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF December, 1976

Notary Public

MY COMMISSION EXPIRES: 8/31/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Joe Saperstein (NAME) Suite 303, 4515 Harding Road Nashville, TN 37205 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bennie Ray Hackney et ux (NAME)	SAME (NAME)	27 W 3745
202 Chapel Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

MA

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, James R. Hillin and wife, Nancy T. Hillin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bennie Ray Hackney and wife, Sarah J. Hackney

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:

Land in Davidson County, Tennessee, being Lot No. 48 on the Map of Beaumont Place as of record in Book 332, page 38, Register's Office for said County.

Said Lot No. 48 fronts 50 feet on the easterly side of Chapel Avenue, formerl y Hunter Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to James R. Hillin and wife, Nancy T. Hillin by deed from Jerome Benjamin Guttman and wife, Henrietta G. Guttman of record in Book 4980, page 970, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 202 Chapel Avenue (House Number) (Street) Nashville (P. O. Address) (City or Town) 37206 (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 hands this 10th day of December, 19 76

James R. Hillin

James R. Hillin

Nancy T. Hillin

Nancy T. Hillin

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named James R. Hillin and wife, Nancy T. Hillin

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 10th day of December, 1976

Commission Expires 8/3/80 Carolyn Barnes Notary Public

STATE OF _____
_____ 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 purpose 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

D 9 9 2 2 1

TITLE REFERENCE

APR 18 1 57 PM '77

REGISTER
DAVIDSON CO. TENN.

APR 18 77	CONV	$8,500.00			
APR 18 77	S'TAX		6*	22.10	
APR 18 77	RFEE		6*	.50	
APR 18 77	MDEED		6*	4.00	* 26.60

WARRANTY DEED

FROM

James R. Hillin and wife,

Nancy T. Hillin

TO

Bennie Ray Hackney and wife,

Sarah J. Hackney

TITLE INSURED BY POLICY NUMBER:

NONE

The Associates, Inc. Livery of Seisin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York