"THIS INSTRUMENT PREPARED BY JOSEPH G. CUMMINGS, JR., ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: BOOK 5161 PAGE 724	MAP-PARCEL NUMBERS
Dr. & Mrs. J. Lucian Davis (NAME:)	(NAME:)	130-3-95
604 Lynwood Boulevard (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	130-3-105
Nashville, Tennessee 37205 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	130-3-106

For and in Consideration of the sum of Ten and no/100 ($10.00)----------

----------*DOLLARS*

and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged,

JUN21 CONV 73,500.00
JUN21 S'TAX B* 191.10
JUN21 PR'FEE B* .50
JUN21 W'DEED B* 8.00 * 199.60

Vianda Hale Hill (the "Grantor")
has ~~have~~ *bargained and sold, and by these presents* ~~do~~ does *transfer and convey unto the said* J. Lucian Davis and wife, Marguerita C. Davis, (the "Grantees"), their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee,* ~~described as follows, to-wit:~~ more particularly described in Schedule A, which is attached hereto and incorporated herein by reference.

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T IDENTIF REFERENCE

JUN 21 9 08 AM '77

REGISTER DAVIDSON CO., TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 73,500.00

Affiant

Subscribed and sworn to before me, this the 20th day of June, 1977.

Notary Public

My commission expires: 1-22-78 (Affix Seal)

Said property is sold and conveyed subject to the following:

1. 1977 state and county and City of Belle Meade real property taxes, which have been prorated and assumed by the Grantees;

2. Restrictive Covenants of record in Book 1472, page 93; Book 2085, page 433; Book 2086, page 1; and Book 2590, page 153, all in the Register's Office for Davidson County, Tennessee.

Nicholas Hill, husband of Vianda Hale Hill, joins herein for the purpose of conveying any interest which he may have in the subject property to the said Grantees.

unimproved ( )
This is improved (X) property, known as 604 Lynwood Boulevard, Nashville, Tennessee 37205
(House Number) (Street) P. O. Address: (City or Town)

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 Grantor does *covenant with the said* Grantees *that* she is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as stated herein.

And Grantor does *further covenant and bind* herself, her *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.*

Witness our *hand* s *this* 17 *day of* June, *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.*

Vianda Hale Hill
VIANDA HALE HILL

NICHOLAS HILL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5161 PAGE 726

Personally appeared before me, Harriet Ann Stuckey, a Notary Public in and for said County and State, the within named VIANDA HALE HILL and husband, NICHOLAS HILL,

the 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 7th day of June, 19 77.

Harriet Ann Stuckey, Notary Public.

HARRIET ANN STUCKEY NOTARY PUBLIC DAVIDSON COUNTY TENN.

Commission Expires My Commission Expires AUG. 22, 1978

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

.....

.....

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

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

SCHEDULE A

Two tracts of land in Davidson County, Tennessee, described as follows:

TRACT I:
Land in the 7th Civil District of Davidson County, Tennessee, being the north part of Lot No. 201 and the south part of Lot No. 200, on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, described according to a copy of a survey thereof made by Z. J. Wilkinson, Surveyor, March 8, 1946, as follows:

BEGINNING at a point at an iron pin in the easterly margin of Lynwood Boulevard, at the northwest corner of the property owned by Frank C. Drake, being 59.45 feet north of the original corner of Lots Nos. 200 and 201; thence along Drake's south line, South 83° 30' East 289 feet to an iron pin in the west margin of Brighton Avenue, now closed, being 45.9 feet north of the corner of Lots Nos. 200 and 201; thence with the east line of said lots, and along the west margin of Brighton Avenue, now closed, southerly 125 feet to a point which is 79.1 feet south of the corner of Lots 200 and 201, and 120.9 feet north of the north margin of Seventh Street, now closed, as shown on said plan of Royal Oaks Subdivision; thence westerly 311.5 feet to an iron pin in the east margin of Lynwood Boulevard, at a point which is 136.85 feet north of the north margin of Seventh Street, above referred to; thence with the margin of Lynwood Boulevard, northerly 125 feet to the beginning.

TRACT II:
Land in Davidson County, Tennessee, being a part of the westerly or rear part of Lot No. 8 on the Plan of Veevers' Addition to Royal Oaks Subdivision, of record in Book 2083, page 13, Register's Office for said County, and a small tract adjoining Lot No. 8 on the north side, being a portion of Brighton Avenue, closed, described in two parts as Tracts "A" and "B".

TRACT "A", is described as follows:
BEGINNING at a point in the north line of Lot No. 8, a corner of Lot No. 27 as of record in Book 1424, page 31, Register's Office; thence along the westerly line of Lot 27, northerly 43.3 feet to a point; thence westerly 60 feet to a point; thence southerly along the rear westerly line of Lot No. 8 extended, 125 feet; thence easterly 60 feet to a point; thence northerly 81.7 feet to the beginning.

TRACT "B" is described as follows:
BEGINNING in the dividing line between Lots Nos. 7 and 8 at a point 426.15 feet west of the west margin of Sunnybrook Drive; thence along the line between said lots, west 60 feet to the southwest corner of Lot No. 8; thence north along the rear line of said lot, 102.7 feet to a point; thence east 60 feet more or less to a point; thence south 99.3 feet to the beginning.

BEING the same property conveyed to Vianda Hale Hill, by deed from Edward R. Bleicher, and Douglas S. Bleicher, individually and as executors of the Estate of Mildred K. Bleicher, of record in Book 5076, page 464, Register's Office for Davidson County, Tennessee.