BOOK 5201 PAGE 468

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 6,750.00

Ernest E. Hyne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF September, 19 77

Betty B. Simmons
Notary Public

MY COMMISSION EXPIRES: Aug. 12, 1978
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY Jno. D. Cobb, Jr., Attorney at Law, Franklin, Tennessee

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ernest E. Hyne (NAME)	Ernest E. Hyne (NAME)	118-1-201
833 Otter Creek Road (STREET ADDRESS OR ROUTE NUMBER)	833 Otter Creek Road (STREET ADDRESS)	
Nashville, Tennessee 37220 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37220 (CITY) (STATE) (ZIP)	

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, Elder Sanford, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ernest E. Hyne and Kathryn M. Hyne

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. 109 on the Map of Montrose Place, as of record in Book 57, page 93, Registe'rs Office for said County.

Said Lot No. 109 fronts 50 feet on the northerly side of Montrose Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Jimmy Lee Sanford and wife, Elder Sanford, by deed from Bessie Hicks Dixon of record in Book 4223, page 412, Register's Office for Davidson County, Tennessee. The said Jimmy Lee Sanford having since died.

unimproved ( )
This is improved (X) property, known as 1004 Montrose Avenue (House Number) (Street) Nashville, Tennessee (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 my hand this 22nd day of September, 19 77

Elder Sanford

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 Elder Sanford, a widow

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of September 19 77.

Commission expires Aug. 12, 1978

Betty B. Simmons
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
Elder Sanford

TO
Ernest E. Hyne and wife,
Kathryn M. Hyne

E 27685

IDENTIF. REFERENCE

SEP 23 3 55 PM '77

FEE ... ER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP 23 77	CONV	*6,750.00			
SEP 23 77	S'TAX		B*	17.42	
SEP 23 77	PR'FEE		B*	.50	
SEP 23 77	W'DEED		B*	4.00	* 21.92