FORM NO. WD-1

BOOK 5230 PAGE 131

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF December, 1977

Notary Public

MY COMMISSION EXPIRES: 2/6/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
James T. McMillen, Atty. Suite 505 International Plaza, Nashville, Tn 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
A.D. Hewlett, et. ux. (NAME)	A. D. Hewlett, et. ux. (NAME)	83-5
5317 Anchorage Drive (STREET ADDRESS OR ROUTE NUMBER)	5317 Anchorage Drive (STREET ADDRESS)	27
Nashville, Tn 37230 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn 37230 (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, Dorothy A. Ferguson, Conservator for William Lert Avriett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO A. D. Hewlett and Wife, Frances H. Hewlett

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:

BEING the easternly 50 feet of the Westernly 150 feet of the Northernly 155 feet of Lot No. 59 Stratton & Seymour's addition to Edgefield, Now East Nashville, a plan of which is of Record in Book No. 57, Page 23, R.O.D.C. Tenn., Said part of Lot no. 59, Fronts 50 feet on the Southernly Side of Seymour Street and extends back Southernly between parallel lines 155 feet to a proposed 12 foot alley. Including and excluding a strip of ground 5 feet in width, which was dedicated, to public use to be used as a part of Seymour Street in Deed from A. H. Robinson and J. C. Bradford, to G. W. Jarman of record in Book 203, Page 290, R.O.D.C.

BEING the same property conveyed to Florence Avriett by A. J. McMacklin and Wife, E. J. McMacklin as recorded in Deed Book 555, Page 149, R.O.D.C. and being vested in William Lert Avriett, Grantor, herein, by will of Florence Avriett, deceased as of record in Will Book 73, Page 224, County Court Clerk's Office Davidson County, Tennessee.

Dorothy Ferguson is acting as conservator by order of the Probate Court for Davidson County, Tennessee, Rule No. 64540, for William Lert Avriett.

This is unimproved ( ) improved (X) property, known as 1018 Seymour Street, Nashville, Tennessee
(House Number) (Street) (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 5th day of December, 1977

Dorothy A. Ferguson, Conservator for William Lert Avriett

STATE OF TENNESSEE
Davidson County

BOOK 5230 PAGE 132

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dorothy A. Ferguson, Conservator for William Lert Avriett

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 Nashville, Tennessee, this 5th day of December, 1977

Commission expires 2/6/80

James L. McMillen
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 (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 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
Dorothy A. Ferguson

Conservator for William Lert Avriett
TO
A. D. Hewlett, et. ux. Frances H. Hewlett

E 40277

IDENTIF. REFERENCE

DEC 6 12 19 PM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC-6??	CONV	12,000.00			
DEC-6??	S'TAX		B*	31.20	
DEC-6??	PR'FEE		B*	.50	
DEC-6??	W'DEED		B*	4.00	* 35.70