WARRANTY DEED BOOK 5239 PAGE 691

Address New Owners as Follows:	Send Tax Bills To:	Map-Parcel Nos.
W. Gerald Ezell, et ux 6116 Dunham Springs Road Nashville, Tenn. 37205	(same)	116-1-9

FOR AND IN CONSIDERATION of the sum of Two Hundred Sixty Thousand Dollars, ($260,000.00) in cash paid by W. Gerald Ezell and wife Alona F. Ezell, receipt of which is hereby acknowledged, we G. Marshall Trammell, Jr. and wife Ruth T. Trammell have this day bargained and sold, and do hereby transfer and convey unto the said W. Gerald Ezell and wife Alona F. Ezell, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Hillwood Estates, Section 7, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, November 4, 1953, as follows:

Beginning on the westerly margin of Dunham Springs Road, formerly Jocelyn Hollow Road, at the southeast corner of the property conveyed to John M. Beveridge and wife, by deed from H. G. Hill Realty Company, of record in Book 2136, page 602, Register's Office for said County, said point being the southeast corner of Lot No. 41 on the Plan of Hillwood Estates, Section 5, as of record in Book 2133, page 55, said Register's Office, said point being also the northeast corner of said Lot No. 111; thence with said Beveridge's southerly line, westwardly 475 feet to the northeasterly line of Lot No. 113; thence with the line between said Lots Nos. 111 and 113, southeastwardly 215.5 feet to the corner of Lots Nos. 112 and 113; thence with the line between said Lots Nos. 111 and 112, southwardly 276.3 feet to the northerly margin of Shady Brook Drive; thence with same, eastwardly 448.75 feet to the beginning of a curve; thence around said curve with a radius of 25 feet, northeastwardly 40.26 feet to the westerly margin of Dunham Springs Road; thence with same, northwardly 373.75 feet to the beginning.

Being the same property conveyed to G. Marshall Trammell, Jr. and wife Ruth T. Trammel from H. G. Hill Realty Company, a Tennessee corporation, by deed of record in Book 2241, page 561, Register's Office for said County.

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of January, 1978.

Notary Public

My Commission expires October 28, 1980.

THIS INSTRUMENT WAS PREPARED BY
MARTIN & COCHRAN
NASHVILLE, TENNESSEE 37201
BY

This is improved property, known as 6116 Dunham Springs Road, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereunto belonging to the said W. Gerald Ezell and wife Alona F. Ezell, their 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 by utility easements and building setback lines as shown on the unrecorded Plan of Hillwood Estates, Section 7, and to the lien for 1978 taxes, which have been prorated and assumed by the Grantees.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said W. Gerald Ezell and wife Alona F. Ezell, their heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS, this 3rd day of January, 1978.

E 4491

IDENTIF. REFERENCE

JAN 3 3 53 PM '78

FELIX A. MILLIGAN REGISTER DAVIDSON CO. TENN.

G. Marshall Trammell, Jr.

Ruth T. Trammell

STATE OF TENNESSEE]

COUNTY OF DAVIDSON]

Personally appeared before me, Jeanne P. Zertoss, a Notary Public in and for said County and State, G. Marshall Trammell, Jr. and wife Ruth T. Trammell, 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 3rd day of January, 1978.

Jeanne P. Zertoss
Notary Public

Commission expires Feb. 18, 1980.

JAN-3[illegible]	CONV	*	@ 240000.00		
JAN-3[illegible]	S'TAX		3*	576.00	
JAN-3[illegible]	PR'FEE		8*	.50	
JAN-3[illegible]	W'DEED		8*	4.00	* 680.50