FORM NO. WD-1

BOOK 5251 PAGE 189

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF February, 1978.

Notary Public

MY COMMISSION EXPIRES: Aug. 4, 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Leon Ruben, Attorney 325 Plus Park Blvd., Nashville, TN. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
A.C. Mifflin III (NAME)	A. C. Mifflin, III (NAME)	Map 93-15
1508 16th Ave., So. (STREET ADDRESS OR ROUTE NUMBER)	1508 16th Avenue South (STREET ADDRESS)	Par - 174 Is
Nashville, Tenn. 37212 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37212 (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, E. N. Hester and wife Peggy Hester

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO A. C. Mifflin, III

his
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 the northerly part of Lot No. 63 and the southerly part of Lot No. 64, on the plan of Barrow Grove, as of record in Book "S", page 279, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the easterly margin of 5th Avenue, South, formerly Summer Street at what was formerly A. D. Allen's southwest corner; thence with his southerly line, eastwardly 176 feet to the westerly margin of an alley; thence with said alley, southwardly 62 feet to the northeast corner of a part of Lot No. 63 formerly owned by Conlon; thence with Conlon's northerly line, westwardly 176 feet to the easterly margin of 5th Avenue South; thence with said avenue, northwardly 62 feet to the beginning.

BEING the same property conveyed to E.N. Hester by deed from Gilmore-Clunan Company, a Tennessee Corporation, of record in Book 3370, page 171, Register's Office for Davidson County, Tennessee.

This is unimproved (X) property, known as 928 5th Avenue, South, 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 our hand s this 6th day of February, 19 78

X E. N. Hester E. N. Hester X Peggy Hester Peggy Hester

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 E.N. Hester and wife Peggy Hester

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 6th day of February, 19 78

Commission expires Aug. 4, 1979

Elizabeth Lobaugh
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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
E. N. Hester, et ux

TO
A. C. Mifflin, III

E 49797

IDENTIF. REFERENCE

FEB 9 10 49 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB-9 78	CONV	60,000.00			
FEB-9 78	S'TAX		B*	156.00	
FEB-9 78	PR'FEE		B*	.50	
FEB-9 78	W'DEED		B*	4.00	* 160.50