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FORM NO. WD-1

PREPARED BY:
A. BRADEN FLOYD, JR. ATTY.
308 WHITE BRIDGE ROAD
NASHVILLE, TN 37209

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,500.00

Anna Marie Giuffre
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF February, 19 78

Notary Public

MY COMMISSION EXPIRES: 7-28-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anna Marie Giuffre (NAME)	Same (NAME)	104 - 14
2212 29th Ave., So., (STREET ADDRESS OR ROUTE NUMBER)	" (STREET ADDRESS)	95 - 1
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	(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~~, I, John A. Hill, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anna Marie Giuffre, for her separate use.

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 36.7 feet of lot No. 63 on the Plan of Bransford Realty Company's Subdivision of Westmoreland Place, as of record in Book 421, page 16, Register's Office for said County.

Said part of lot No. 63 fronts 36.7 on the easterly side of 29th Avenue South and runs back between parallel lines 190 feet to an alley in the rear.

Being the same property conveyed to John A. Hill and wife, Ruth M. Hill by deed from Mrs. Jimmie Finger, of record in Book 3770, page 2, Register's Office for Davidson County, Tennessee. The said Ruth M. Hill having since died in Davidson County, Tennessee.

This is ( ) unimproved (X) improved property, known as 2214 (House Number) 29th Ave., So. (Street) Nashville (P. O. Address) Tennessee (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 3 day of February, 19 78

John A. Hill
(John A. Hill)

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 John A. Hill, an unmarried person

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3 day of Feb. 1978

Commission expires 7-28-81

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

E 49852

IDENTIF. REFERENCE

FEB 9 1 37 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

JOHN A. HILL,

TO

ANNA MARIE GIUFFRE, FOR HER SEPARATE USE

File 7

A. Braden Floyd, Jr.,

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB-9-78	CONV	42,500.00			
FEB-9-78	S'TAX		B*	110.50	
FEB-9-78	PR'FEE		B*	.50	
FEB-9-78	W'DEED		B*	4.00	* 115.00