BOOK 5263 PAGE 669

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mildred Hayes Kinle Ruby Nell Hayes Johnson 807 Cleve Street	Mildred Hayes Kinle Ruby Nell Hayes Johnson 807 Cleve Street	54-9 Pan 21 2a
(STREET ADDRESS OR ROUTE NUMBER) Old Hickory, Tn. 37138	(STREET ADDRESS) Old Hickory, Tennessee 37138	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and No/100 ($10.00) ---------- *DOLLARS*

and the love and affection that we have borne and now bear for our two daughters and only children, Mildred Hayes Kinle and Ruby Nell Hayes Johnson, we, Charles B. Hayes and wife, Birdie Hayes,

have bargained and sold, and by these presents do transfer and convey unto the said Mildred Hayes Kinle and Ruby Nell Hayes Johnson, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being part of Lot No. 7 on the Plan of Life & Casualty Insurance Company's Subdivision of the Dabbs & Elliott Property, Section 2, as of record in Book 843, Page 56, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the center of Pitts Avenue 1999 feet easterly as measured along the center of Pitts Avenue from the easterly margin of 32nd Street, being the northwest corner of the property conveyed to H. F. Burke and wife, of record in Book 1036, Page 110, said Register's Office. Thence with Burkes' westerly line South 15° 46' West 633.1 feet more or less to a point in the northerly line of Lot 19 on said plan; thence with the line between lots 7 and 19, North 48° 29' West 228.8 feet, to a point at the southeast corner of the property conveyed to Walter B. Warren and wife, by deed of record in Book 1583, Page 387, said Register's Office; thence with Warren's easterly line northerly 530 feet, more or less to a point in the center of Pitts Avenue; thence with the same easterly 90 feet to the point of beginning.

Being the same property conveyed to C. B. Hayes and wife, Birdie Hayes by deed from Arnold L. Sparks and wife, of record in Book 1306, page 137, and by deed from Raphel Rives and wife, of record in Book 1349, page 411, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 20,000.00

Subscribed and sworn to before me, this the 14 day of March, 1978

Affiant

My commission expires: 7/11/79 (Affix Seal)

Notary Public

WILLIAMS ★ SEE ★ STATE

This is improved (unimproved) (X) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mildred Hayes Kinle and Ruby Nell Hayes Johnson, ~~their~~ *heirs and assigns, forever.*

And we *do covenant with the said* Mildred Hayes Kinle and Ruby Nell Hayes Johnson *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.*

And Charles B. Hayes and wife, Birdie Hayes *do further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to the said land to the said* Mildred Hayes Kinle and Ruby Nell Hayes Johnson, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 14th *day of* March, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles B. Hayes

Birdie Hayes

Birdie Hayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jean R. Williams, a Notary Public in and for said County and State, the within named Birdie Hayes

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 4th day of March, 1978.

Jean R. Williams, Notary Public.

Commission Expires 5/1/79

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, Dorothea R. Marshall, a Notary Public in and for said County and State, the within named Charles B. Hayes

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 Gallatin, Tn., this 13th day of March, 1978.

Dorothea R Marshall, Notary Public.

Commission Expires 3/18/81

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be.....of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

WARRANTY DEED

FROM

CHARLES B. HAYES AND WIFE,
BIRDIE HAYES

TO

MILDRED HAYES KINLE AND RUBY
NELL HAYES JOHNSON

E 5 5 3 5 3

IDENTIF. REFERENCE

MAR 20 9 22 AM '78

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

THIS DEED PREPARED BY:
EARL THOMPSON, ATTORNEY
1406 Nashville Trust Building
~~Nashville, Tennessee 37201~~

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-1631
NASHVILLE, TENNESSEE 37208

MAR 20 78	CONV	30,000.00			
MAR 20 78	S'TAX		8*	78.00	
MAR 20 78	PR'FEE		8*	.50	
MAR 20 78	W'DEED		8*	8.00	* 86.50