BOOK 5274 PAGE 546

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,006.79

Janet Harris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April 19 78

Betty G. Ellis
Notary Public

MY COMMISSION EXPIRES: 8/25/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, ATTORNEY, 20th Floor, First American Center, Nashville, Tn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J.K. Hill (NAME)	Mortgage Corporation of the South (NAME)	Map 95-14
2158 Sanborn Drive (STREET ADDRESS OR ROUTE NUMBER)	2119 Sixth Avenue, South (STREET ADDRESS)	Par. 104
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35203 (CITY) (STATE) (ZIP)	3D 35130

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, FRANK H. PIERCE and wife, NANCY E. PIERCE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. K. HILL and wife, DELPHA F. HILL

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 part of Lot No. 217 on the Map of Elm Hill Acres, Section I, as of record in Book 2331, page 67, Register's Office for Davidson County, Tennessee.

SAID part of said lot fronts 160 feet on the easterly side of Sanborn Drive and runs back between lines, 223.6 feet on the northerly line and 174.4 feet on the southerly line, to a broken rear line on the right-of-way of Briley Parkway, measuring 170.3 feet thereon.

BEING the same property conveyed to Frank H. Pierce and wife, Nancy E. Pierce, by deed from Marie L. Tisdale, also known as Marie Lincoln Tisdale, now known as Marie Cheney and husband Richard H. Cheney, of record in Book 5136, page 27, Register's Office for Davidson County, Tennessee.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Mortgage Corporation of the South, of record in Book 5136, page 29, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 2158 Sanborn Drive, Nashville, Tennessee 37214
(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 14th day of April, 1978

Frank H. Pierce
FRANK H. PIERCE

Nancy E. Pierce
NANCY E. PIERCE

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 Frank H. Pierce and wife, Nancy E. Pierce

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 14th day of April 19 78.

Commission expires 8/15/79

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
Frank H. Pierce and wife,

Nancy E. Pierce

TO
J.K. Hill and wife,

Delpha F. Hill

Please record and file in Box "7"

E 60362

IDENTIF. REFERENCE

APR 18 10 54 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR 18 78	CONV	37,006.79			
APR 18 78	S'TAX		B*	96.20	
APR 18 78	PR'FEE		B*	.50	
APR 18 78	W'DEED		B*	4.00	* 100.70

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.