FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August, 19 78.

Notary Public

MY COMMISSION EXPIRES: 1-15-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

ALAN L. SATURN, Esq. 20th Floor, First American Center, Nashville, Tennessee 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN R. ROSEN (NAME)	S A M E (NAME)	MAP 104-4
1213 16th Avenue, South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 219
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, CLARA E. HILL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN ROSEN

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 55 feet of the easterly part of Lot No. 30 on the map of O. B. Hayes Plan of Large Lots, as of record in Book 21, page 87, Register's Office for said County.

SAID part of said lot fronts 55 feet on the westerly side of 16th Avenue, South and runs back between parallel lines, along the south line of a driveway which is 8 feet more or less in width, a distance of 152.25 feet, more or less, to an alley.

BEING the same property conveyed to Clara E. Hill by Quitclaim Deed from R. P. Hill and wife, Clara E. Hill, of record in Book 4625, page 556, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1213 16th 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 my hand this 15th day of August, 19 78

Mrs. Clara E. Hill

CLARA E. HILL

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named CLARA E. HILL

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 15th day of August 1978

Commission expires 1-15-82

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

CLARA E. HILL

TO

JOHN ROSEN

E 8 3 7 6 9

IDENTIFICATION REFERENCE

Aug 18 12 21 PM '78

REGISTER
DAVIDSON COUNTY, TENN.

File Box 7 Alan L. Saturn, Atty.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 18 78	CONV	55,000.00			
AUG 18 78	S'TAX		B*	143.00	
AUG 18 78	PR'FEE		B*	.50	
AUG 18 78	W'DEED		B*	4.00	* 147.50