BOOK 5339 PAGE 525

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF SEPTEMBER, 1978

Notary Public

MY COMMISSION EXPIRES: 6/7/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 908 FIDELITY FEDERAL BUILDING, NASHVILLE, TN. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RONALD D. WYNNE ETUX (NAME)	MERCANTILE MORTGAGE COMPANY (NAME)	102-3-174
380 ANNEX AVENUE (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 14569 (STREET ADDRESS)	8DA 25649
NASHVILLE, TENNESSEE (CITY) (STATE) (P. O. ZIP)	ST. LOUIS, MISSOURI (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, SAMUEL WILSON HIRT AND WIFE, MELANIE DUNCAN HIRT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD D. WYNNE AND WIFE, SUZANNE D. WYNNE

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:

BEING Lot No. 1200 on the Plan of Section 21, Charlotte Park, as of record in Book 3700, pates 10 and 11, Register's Office for said County.

SAID Lot No. 1200 fronts 75 feet on the northerly side of Annex Avenue, and extends back 152.3 feet on the westerly line and 153.1 feet on the easterly line, to a dead line in the rear on which it measures 75 feet.

BEING the same property conveyed to Samuel Wilson Hirt and wife, Melanie Duncan Hirt by deed from G. H. Todd and H. B. Sheets of record in Book 4062, page 343, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 3902, page 965, said Register's Office; easements and setback lines as set forth in the above plan of record and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (XX) property, known as 380 ANNEX AVENUE (House Number) (Street) NASHVILLE, TENNESSEE (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 15th day of SEPTEMBER, 19 78

X Samuel Wilson Hirt
SAMUEL WILSON HIRT

X Melanie Duncan Hirt
MELANIE DUNCAN HIRT

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SAMUEL WILSON HIRT AND WIFE, MELANIE DUNCAN HIRT

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 15th day of SEPTEMBER, 1978

Commission expires 6/7/80

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 SAMUEL WILSON HIRT AND WIFE,

TO MELANIE DUNCAN HIRT

RONALD D. WYNNE AND WIFE,

SIZAMME D. WYNNE

E 89435

IDENTIF. REFERENCE

SEP 19 1 29 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP 19 78	CONV	42,000.00			
SEP 19 78	S'TAX		B*	109.20	
SEP 19 78	S'TAX	PT	B*	.50	
SEP 19 78	W'DEED		B*	4.00	* 113.70