This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5347 PAGE 196

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Baxter Hyde, Jr.		Map 70-2
2633 Old Buena Vista Pk. (NAME)	Same (NAME)	Parcel 36 Is
Nashville, Tenn. 37218 (STREET ADDRESS OR ROUTE NUMBER) (CITY) (P. O. ZONE) (STATE)	(STREET ADDRESS) (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by Baxter Hyde, Jr. and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, M. H. Webb and wife, Idanell Webb

have this day bargained and sold, and do hereby transfer and convey unto the said Baxter Hyde, Jr.,

his *(successors), heirs and assigns*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being parts of Lots Nos. 13 and 15 of Sarah McIntosh's Subdivision of certain lots in the Old Daniel Young Tract of Land in the Old 23rd Civil District of Davidson County, Tennessee, a plan of which is of record in Book 332, page 71, Register's Office of said County, described as follows:
Beginning in the center of Old Buena Vista Road at Simpson's southeast corner; thence south 77° 40' West with Simpson's southerly line 200 feet; thence southwardly and parallel with the center line of said Old Buena Vista Road 107 feet, more or less, to a point in the southerly line of the property conveyed to James T. Sanford and wife, by deed from Lee F. Copeland and wife, of record in Book 2699, page 163, said Register's Office; thence eastwardly with this line 200 feet to the center of Old Buena Vista Road; thence northwardly with the center of said Road 122 feet to the point of beginning.

Being the same property conveyed to M. H. Webb, by deed from Joe B. Webb, Trustee, of record in Book 4728, page 616, Register's Office for said County.

This conveyance is subject to an easement for right-of-way of Old Buena Vista Road lying within boundaries of premises as herein described.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 3,400.00

Subscribed and sworn to before me, this the 29th day of August 19 78

Affiant

My commission expires: 6/4/79 (Affix Seal)

Notary Public

This is unimproved (XX) improved ( ) property, known as Part of Lots 13 and 15, Old Buena Vista (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
Baxter Hyde, Jr.,
his *(successors)*
heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except for 1978 taxes which are prorated and assumed by the purchasers.
We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Baxter Hyde, Jr.,
his
(successors), heirs and assigns, against the lawful claims of all persons.
Witness our *hand* s *this* 29th *day of* August, 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.*

M. H. Webb

Idanell Webb

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, H. C. Webb, *a Notary Public in and for said County and State,* M. H. Webb and wife, Idanell Webb

the within named 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* 29th *day of* August, *19* 78

H. E. Webb
Notary Public

Commission expires 6/4/79

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 .....

OCT-6 78	CONV	*3,400.00			
OCT-6 78	S'TAX		B*	8.84	
OCT-6 78	PR'FEE		B*	.50	
OCT-6 78	W'DEED		B*	4.00	* 13.34

WARRANTY DEED

FROM M. H. Webb et ux

TO Baxter Hyde, Jr.

E 92793

IDENTIF. REFERENCE

Oct 6 9 27 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of Mail
H. C. WEBB & SON
Insurance & Real Estate
614 NORTH FIRST ST. PHONE 262-0713
NASHVILLE, TENN. 37207