FILE BOX 4

BOOK 5378 PAGE 311 78-12-40

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,500.00

Robert H. Ridley Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF DECEMBER, 1978

Notary Public

MY COMMISSION EXPIRES: 6/7/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 908 Fidelity Federal Building, Nashville, Tenn 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT H. RIDLEY,JR. et ux (NAME)	MERCANTILE MORTGAGE COMPANY (NAME)	13DA-66575
3222 LaGrange Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 14569 (STREET ADDRESS)	Map: 80-8
Nashville, Tenn. 37218 (CITY) (STATE) (P. O. ZIP)	ST. LOUIS, MISSOURI 63178 (CITY) (STATE) (ZIP)	Par: 174

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, JOHN A. HILL and wife, MARGARET M. HILL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT H. RIDLEY, JR. and wife, CHRISTINE HENDRICKS RIDLEY

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. 147 on the Plan of Bordeaux Hills, Section 3, of record in Book 3600, Page 34, Register's Office for Davidson County, Tennessee.

SAID Lot No. 147 fronts 62.15 feet on the northeasterly margin of LaGrange Drive and runs back 120.86 feet on the northwesterly line and 120 feet on the southeasterly line to a dead line measuring 58.49 feet thereon.

BEING the same property conveyed to John A. Hill by deed from Donald R. Kemp and wife, Judy Kemp, of record in Book 4661, Page 251, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is subject to restrictive covenants of record in Book 3674, Page 335, amended in Book 3676, Page 294, 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.

MARGARET M. HILL, wife of JOHN A. HILL, joins in this conveyance for the purpose of conveying any interest that she now has, or could at any time have in the future, especially her marital rights.

This is unimproved ( ) improved (X) property, known as 3222 LaGrange Drive (House Number) (Street) Nashville, Tennessee 37218 (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 hands this 20th day of DECEMBER, 1978

John A. Hill
JOHN A. HILL

Margaret M. Hill
MARGARET M. HILL

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 JOHN A. HILL and wife, MARGARET M. HILL

the bargainors, 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 20th day of DECEMBER, 1978.

Commission expires November 6, 1979

Peggy Jean Gibson
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
JOHN A. HILL et ux
MARGARET M. HILL

TO
ROBERT H. RIDLEY, JR. et ux
CHRISTINE HENDRICKS RIDLEY

F-06575

IDENTIF. REFERENCE

DEC 22 1 38 PM '78

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

File Box 4

1022	CONV	29,500.00			
1022	S'TAX		3*	76.70	
1022	PR'FEE		3*	.50	
1022	W'DEED		3*	4.00	* 81.20