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FORM NO. WD-1

Prepared by & Return to:

Joel Riggs & Company
2319 Crestmoor Road
Nashville, Tennessee 37215

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00

Hal Rosson, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 1979

Joel Riggs
Notary Public

MY COMMISSION EXPIRES: June 9, 1980

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Joel Riggs & Co. (NAME) 2319 Crestmoor Road Nashville, Tn. (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hillmont Properties (NAME)	Same (NAME)	Map 104-14
2033 Richard Jones Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 35
Nashville, Tenn. 37215 (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, Jon B. Sheridon and Nicholas D. Verban

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

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 Lot No. 8 on the unrecorded Map of H.E. Marlin's Subdivision of Lot No. 18 and parts of Lots Nos. 20 and 21 of Bransford Realty Company's Sharondale and part of Woodlawn Avenue, as shown on Old Plan which was never used and was abandoned by relocation and present location of Woodlawn Avenue, lying south of said Lot No. 8, all described according to a copy of a survey thereof, made June 5, 1948, by James A. Hamilton Jr., Surveyor, as follows:

BEGINNING at a point at the northeast intersection of Linmar Avenue and WoodlawnDrive as presentlylocated; thence with the margin of Woodlawn Drive, easterly around a slight curve, 143.9 feet to an iron pin in the westerly margin of the Tennessee Central Railway Company right-of-way; thence along the margin of said right-of-way northerly, passing the southeast corner of Lot No. 8 at 44.1 feet, a total distance of 84.1 feet to an iron pin at the corner of Lots Nos. 8 and9; thence with the line between said lots, westerly 159.5 feet to an iron pin in the easterly margin of Linmar Avenue; thence with the margin of same, southerly, passing the southwest corner of Lot No. 8 at an iron pin at 62 feet, a total distance of 77.6 feet to an iron pin, the point of beginning.

INCLUDED in the above description, but EXPRESSLY EXCLUDED therefrom is that portion of the premises taken by the State of Tennessee for limited access highway set out in the decree of the Circuit Court of Davidson County, in the cause of State of Tennessee Vs. Ward E. Akers, et at, of record in Minute Book 109A, page 767, a certified copy of which is of record in Book 5029, page 624, Register's Office for Davidson County, Tenn.

BEING property conveyed to Nicholas D. Verban and Jon B. Sheridon, by deed from Ward E. Akers and wife, Elizabeth Hewett Roberts Akers, of record in Book 5385, page 477, and re-recorded in Book 5388, page 398, Register's Office for Davidson County, Tennessee.

This is improved ( ) unimproved ( ) property, known as 2700 Linmar Avenue (House Number) (Street) Nashville, Tenn. (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 31st day of January, 19 79

Nicholas D. Verban

Jon B. Sheridon

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 Jon B. Sheridon & Nicholas D. Verban

the bargainor, 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 31st day of January 19 79

Commission expires June 9, 1980

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
Jon B. Sheridon &
Nicholas D. Verban

TO
Hillmont Properties

F. 1-2291

T
IDENTIF. REFERENCE

FEB 1 9 08 AM '79

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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