79-8-10

BOOK 5486 PAGE 989

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,976.19

Frederick L. Connell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF August, 19 79

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
FREDERICK L. CONNELL, II (NAME)	MERCANTILE MORTGAGE COMPANY (NAME)	148-5-52
3741 Hillbrook Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 14569 (STREET ADDRESS)	5DU-4346
Nashville, TN. 37211 (CITY) (STATE) (P. O. ZIP)	St. Louis, Missouri 63178 (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, BLAIR REALTORS, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FREDERICK L. CONNELL, II AND WIFE, BETH M. CONNELL

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 191 on the Plan of Hillbrook Subdivision Section II, of record in Book 3300, page 12, Register's Office for Davidson County, Tennessee, as follows:

BEGINNING AT a point in the easterly margin of Hillbrook Drive, said point being the common corner of Lots 191 and 192, thence with the line between said two lots southwestwardly 128.9 feet to a point, thence southeastwardly 115 feet to the northerly margin of Willow Lane, thence with the northerly margin of said Willow Lane, northeastwardly 116.7 feet to the beginning of a curve, thence around said curve to the left 39.3 feet to the easterly margin of Hillbrook Drive, thence with the easterly margin of said Hillbrook Drive, northwestwardly 87 feet to the point of beginning.

BEING the same property conveyed to Blair Realtors, Inc. by deed from David L. Gress and wife, Lucille K. Gress of record in Book 5461, page, 52, Register's Office for Davidson County, Tennessee.

As part of the above consideration, the Grantees herein, assume and agree to pay the unpaid balance owing on a certain note executed by Grantors herein to Mercantile Mortgage Company in the original principal amount of $49,150.00, of record in Book 5378, page 318, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 3277, page 482 and amended in Book 3286, page 375, 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.

unimproved ( )
This is improved (X) property, known as 3741 Hillbrook Drive, Nashville, Tennessee 37211
(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 9th day of August, 19 79

BLAIR REALTORS, INC.

BY: Dorothy M Baer, Sec. & Treasurer

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared _____ and Dorothy M. Bass with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the Secretary-Tresurer and _____ respectively of the Blair Realtors, Inc. the within named bargainor, a corporation, and that (he / they) as such Secretary-Tresurer 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 Dorothy M. Bass as such Secretary-Tresurer, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, Tennessee on this the 9th day of August, 19 79.

My commission expires 6/7/80

Peter Weiss
Notary Public

FILE IN BOX 4

6317 08/22 159.90- CHECK

WARRANTY DEED

FROM
BLAIR REALTORS, INC.

TO
FREDERICK L. CONNELL, II ET UX

F 47878

IDENTIF. REFERENCE

AUG 22 3 18 PM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			58976.19- CO	
			153.40 MO TX	
	VD		153.40- MO TX	
			153.40 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	159.90-
6317A08/22/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 47878

IDENTIF. REFERENCE

AUG 22 3 18 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 706771