1798

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000

Elizabeth T. Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF September 19 79

Notary Public

MY COMMISSION EXPIRES: 4-28-82

(AFFIX SEAL)

Mail 1/

THIS INSTRUMENT WAS PREPARED BY
Harris & Leach, P.C., 2 Music Circle South, Nashville, TN 37203
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward T. Rabbit, et al	Same	104-8 240
c/o Mike Bryant (NAME)	(NAME)	
7 Music Circle North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37203 (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, Jack A. Henshaw and wife, Helen S. Henshaw

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward T. Rabbitt and James E. Malloy

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 part of Lot No. 29 in O. B. Hayes Plan of Large Lots, called Rokeby, as of record in Book 21, page 87, Register's Office for said County, described as follows:

BEGINNING on the easterly margin of 16th Avenue South, formerly Belmont Avenue, as widened the southwest corner of the property conveyed to S. M. Allen, Jr., and wife, by deed from William Beverly Lottle and wife, of record in Book 888, page 731, said Register's Office, thence with the easterly margin of 16th Avenue South, southwardly 65 feet 2 inches, more or less, to the northwest corner of the property conveyed to E. T. Lowe and wife, by deed from W. W. Darden and wife of record in Book 541, page 349, said Register's Office, thence with Lowe's northerly line, eastwardly 146-1/2 feet, more or less, at the westerly margin of an alley; thence with said alley, northwardly 65 feet 2 inches, more or less, to the southeast corner of said Allen property, thence with Allen's southerly line westwardly 146-1/2 feet more or less, to the beginning.

Being the same property conveyed to Jack A. Henshaw by Installment Deed from Viola L. Kimmons, a widow, of record in Book 5209, page 489, Register's Office for Davidson County, Tennessee.

The grantees herein assume and agree to pay athe principal balance due and future interest on a certain note dated October 13, 1977, in the original principal sum of $30,000, payable to Viola L. Kimmons, in accordance with the terms and conditions therein, said note being secured by an Installment Deed of record in Book 5209, page 489, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1216 16th Avenue South Nashville, TN
(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 our hands this 13th day of September, 19 79

Jack A. Henshaw
JACK A. HENSHAW

Helen S. Henshaw
HELEN S. HENSHAW

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 Jack A. Henshaw and wife, Helen S. Henshaw

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 Davidson County, Tennessee, this 13th day of September 19 79

Commission expires 1/15/83

Elizabeth L. Miller
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) as such _____ and (they) _____, 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

JACK A. HENSHAW
and wife
HELEN S. HENSHAW

TO

EDWARD T. RABBITT
and
JAMES E. MALLOY

F 52208

IDENTIFICATION REFERENCE BY

SEP 17 10 20 AM '79

FEE $ _____ REGISTER
DAVIDSON COUNTY, TENN.

Prepared By:
James H. Harris III
Harris & Leach, P.C.
2 Music Circle South
Nashville, TN 37203

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

[illegible]
[illegible] CO TX
.50 PRFE
[illegible]
CHECK [illegible]
179CA05/17/79 REL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

E 52208

IDENTIFICATION REFERENCE

SEP 17 10 20 AM '79

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 712083