Perpared by Mead Mead and Evans, Law Offices, Cumberland Office Bldg., 101 Cumberland Ave. Madison, Tenn. 37115

WARRANTY DEED

BOOK 5575 PAGE 405

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Hil-Bran Properties, Partnership	Third National Mortgage Co.	83-9
(NAME)	(NAME)	
	P. O. Box 2628	325
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
	Nashville, Tenn. 37219	23W-07735
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ---------- ($10.00) ---------- *Dollars,*

Cash in Hand Paid to the Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the Grantee, of the unpaid balance, of an indebtedness in the original principal amount of Twenty-Two Thousand Dollars, payable to Third National Mortgage Company, secured by a Deed of Trust, to David Amonett, Trustee, of record in Book 5319, Page 258, Register's Office of Davidson County, Tennessee. It is understood and agreed by the Parties that the Escrow Account, in connection with foresaid Deed of Trust, should be transferred to the Buyers. We, Fred G. Luna, and wife, Rachel A. Luna, hereinafter called the Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said Hil-Bran Properties, a Partnership hereinafter called the Grantee

(successors), heirs and assigns,

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

Lot No. 96 in the Subdivision of the A.V.S. Lindsley 29 acre tract, as of record in Book 57, Page 66, Said Register's Office.

Said Lot fronts 50 feet on the North side of Gartland Avenue and runs back between parallel lines, 150 feet to a 14 foot alley.

Being the same property conveyed to Fred G. Luna, and wife, Rachel A. Luna, from Phillip R. Spain and wife, Edna Earl Spain, of record in Book 5319, Page 256, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 38,116.38

Subscribed and sworn to before me, this the 22nd day of February 19 80

Affiant

My commission expires: 10-15-83 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1415 Gartland Ave., Nashville, Tenn.
(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 Grantees, their

(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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness Our hands *this* 22nd *day of* February *19* 80 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Fred G. Luna

Fred G. Luna

Rachel A. Luna

Rachel A. Luna

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5575 PAGE 406

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* Fred G. Luna, and wife, Rachel A. Luna

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 Madison, *Tennessee, this* 27th *day of* February, 19 80

Judy S. Dobson
Notary Public

Commission expires 10-15-83

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 .....

6464 03/06 105.55- CHECK

WARRANTY DEED

FROM

TO

F 79518

IDENTIF. REFERENCE

MAR 6 9 46 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5575 PAGE 407

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

38110.33- CO
99.06 CO TX
.50 PRFEE
6.00 WDEED
CHECK 105.56-
6464A03/06/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F79518

IDENTIFICATION REFERENCE

MAR 6 9 46 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 745638