1258 10/29 37.70- CHECK

BOOK 5670 PAGE 991

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$12,000.00 Gaius Hill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF October, 19 80

W. R. Georgas, Jr.
Notary Public

MY COMMISSION EXPIRES: 4/17/83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David E. Mead, Attorney 101 Cumberland Ave., Suite 101 Madison, Tenn. 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gaius Hill (NAME)	SAME (NAME)	MAP 61-10
905 Gallatin Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR 119
Madison, TN. 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	12DZ-12315

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, Jettie Hardcastle et vir Hoopa Hardcastle

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gaius Hill and wife, Mary Catherine Hill

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 the southerly 75 feet of Lot No. 16 on the Map of Maplewood Heights, as of record in Book 547, Page 77 & 78, Register's Office for said County.

Said southerly 75 feet of Lot No. 16 fronts 75 feet on the easterly side of Saunders Avenue and runs back between parallel lines 300 feet to a dead line.

Being the same property conveyed to the within named grantors by deed of record in Book 5056, Page 526, RODCTN.

This conveyance is subject to all existing restrictions and easements.

This is unimproved ( ) improved (X) property, known as 3853 Saunders Avenue (House Number) (Street) Nashville, Tennessee 37216 (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 27th day of October, 19 80

Jettie Hardcastle Jettie Hardcastle

Hoopa Hardcastle Hoopa Hardcastle

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 Jettie Hardcastle et vir Hoopa Hardcastle

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 Madison, Tennessee, this 27th day of October 19 80

Commission expires 4/17/83

W. K. Georgas, Jr. 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 Jettie Hardcastle et vir

TO Gaius Hill

G 1 4 9 0 4

IDENTIF. REFERENCE

OCT 29 8 49 AM '80

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

Return to:
American Escrow Company, Inc.
Suite 209 Cumberland Bldg.
101 Cumberland Avenue
Madison, Tennessee 37115

[redacted] at Law

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

12000.00- CO
31.20 CO TX
.50 PRFEE
6.00 WDEED
CHECK 37.70-
1258A10/29/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G I 4 9 0 4

T
IDENTIF. REFERENCE

Oct 29 8 49 AM '80

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TENN.

No. 788816