3603 08/01 153.40- CHECK

3048

FORM NO. WD-1

140116

BOOK 6350 PAGE 569

IDENTIF. REFERENCE

AUG 1 1 47 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,500.00

Thomas R. McBryde
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 19 84

Notary Public

MY COMMISSION EXPIRES: 11-17-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PERCY WILKINS, JR., ATTORNEY
2210 Crestmoor Road - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas R. McBryde (NAME)	First American National Bank of Nashville (NAME)	
1803 Beechwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	First American Center, Real Estate Gr. (STREET ADDRESS)	104-16-257
Nashville, TN 37212 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37237 (CITY) (STATE) (ZIP)	24W 11925

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, HARRY R. HIX, JR., and wife, BETTY JOANN HIX

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS R. McBRYDE and wife, KELLY SHARBER McBRYDE

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 westerly half of Lot No. 228 on the plan of Belmont Land Company's Plan of Lots, called Belmont Heights, of record in Book 421, page 34, Register's Office for said County.

SAID part of said Lot No. 228 fronts 62.5 feet on the southerly margin of Beechwood Avenue and extends back between parallel lines 175 feet to an alley.

BEING the same property devised to Harry R. Hix, Jr., as Devisee under the Will of Susie T. Hix, of record in Will Book 106, page 177, Probate Court for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as 1803 Beechwood Avenue, Nashville, TN 37212
(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 hand s this 31st day of July 19 84

Harry R. Hix, Jr.

Betty Joann Hix

STATE OF TENNESSEE
Davidson County

BOOK 6350 PAGE 570

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harry R. Hix, Jr., and Betty Joann Hix

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 July, 84

Commission expires 11-17-84

*or proved to me on the basis of satisfactory evidence,

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

Harry R. Hix, Jr., and wife,

Betty Joann Hix

TO

Thomas R. McBryde and wife,

Kelly Sharber McBryde

return to: jcb

PERCY WILKINS, JR.
ATTORNEY AT LAW
2210 CRESTMOOR ROAD
P.O. BOX 150157
NASHVILLE, TENNESSEE 37215-0157

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 6350 PAGE 571

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			56500.00- CAMT.	
			146.90 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	153.40-
			B603A08/01/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I:40116

T. IDENTIF. REFERENCE.

AUG 1 1 47 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0057510