B0748

DP2:TPTBK00098 1-9-85

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (KBS)
2700 First American Center
Nashville, Tennessee 37238

BOOK 6473 PAGE 139

GENERAL WARRANTY DEED

Address New Owner(S)	Send Tax Bills To	Map-Parcel Number(s)
HSW Partnership, a Tennessee general partnership 2817 West End Ave. Park Place Nashville, TN 37203	Same	104-11-9

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, Mrs. Bertha Raines, a widow ("Grantor"), has bargained and sold, and by these presents does tranfer and convey unto HSW Partnership, a Tennessee general partnership composed of Vianda Hale Hill, George N. Spiva, and Ted H. Welch, as general partners ("Grantee"), its representatives, successors, and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, in the 21st Ward, and being Lot No. 9 on the Map of Williams Subdivision of Lot No. 55, Boyd Cockrill Spring Tract, of record in Book 161, page 77, said Register's Office.
>
> Said Lot fronts 50 feet on the easterly side of 29th Avenue South, formerly 30th Avenue South or Williams Street, and runs back between parallel lines, 135 feet to an alley.
>
> Being the same property conveyed to Grantor by deed of record Book 2018, page 563, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, its representatives, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, except for 1985 real property taxes, and the rights of parties in possession. Grantor further covenants and binds herself her heirs, representatives and successors to warrant and forever defend the title to the said land to Grantee, its representatives, successors and assigns against the lawful claims of all persons, whomsoever.

As used herein, the singular number shall include the plural and the masculine gender all other genders.

Witness Grantor's hand this tenth day of January, 1985.

Evelyn Raines Clark

Mrs. Bertha Raines
by Evelyn Raines Clark,
attorney-in-fact

01/11 318.50- CHECK

3074

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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The actual consideration for this transfer or value of property (whichever is greater) is $120,000.00.

Affiant

Sworn to and subscribed before me this 10th day of January, 1985.

Notary Public

My Commission Expires:

10/19/86

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 10th day of January, 1985, before me personally appeared Evelyn Raines Clark, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Bertha L. Raines. acknowledged that she executed the same as the free act and deed of said Bertha L. Raines.

WITNESS my hand, at office, this 10th day of January, 1985.

Notary Public

My Commission Expires:

10/19/86

I. 7. 6. 3. 3. 3.

T
IDENTIF. REFERENCE

JAN 11 1 44 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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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

120000.00- CAMT.
312.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 318.50-
3074A01/11/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 6 3 3 3

IDENTIF. REFERENCE

JAN 11 1 49 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 100706