BOOK 5561 PAGE 712

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
John Hinson (NAME)	Same (NAME)	92-13-8 & 92-13-9
3811,3813,3815 Charlotte Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	& 92-13-10 tlw
Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 ---------- ($10.00) ---------- DOLLARS

Cash in hand paid by said Grantee herein, and for other good and valuable considerations, the receipt of which is hereby acknowledged,

GUARDIAN ELECTRIC CORPORATION (SUCCESSOR BY MERGER TO SIMMS-SEARS ELECTRIC CORPORATION)

have bargained and sold, and by these presents do transfer and convey unto the said JOHN HINSON AND WIFE, TRUDY E. HINSON

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

SEE DESCRIPTION OF PROPERTY ATTACHED HERETO AND MADE A PART HEREOF:

J 0 7 4 1 2

IDENTIF. REFERENCE

MAY 24 11 23 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RECEIVED

Above property is conveyed subject to 1985 taxes, which have been prorated and assumed by said Grantee.

This is improved (X) unimproved ( ) property, known as 3811, 3813, 3815 Charlotte Avenue (House Number) (Street)
Nashville, Tennessee (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 24th day of May, 19 85.

GUARDIAN ELECTRIC CORPORATION (SUCCESSOR BY MERGER TO SIMMS-SEARS ELECTRIC CORPORATION)

ATTEST:

By: John M. Simms
John M. Simms, Vice-President & Secretary

By: Walter E. Sears
Walter E. Sears, President & Treasurer

STATE OF TENNESSEE

BK 6561 PG 713

COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared Walter E. Sears and John M. Simms with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the President & Treasurer and Vice-President & Secretary respectively of Guardian Electric Corporation (successor by merger to Simms-Sears Electric Corporation), the within named bargainor, a corporation, and that they as such President & Treasurer and Vice-President & Secretary executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Walter E. Sears as President & Treasurer and attesting the same by the said John M. Simms as Vice-President & Secretary.

Witness my hand and seal, at office in Nashville, Tennessee, this 24th day of May, 19 85.

Notary Public

Commission expires 1-18-87

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 115,000.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me

this 24th day of May, 19 85.

My commission Expires 1-18-87 Notary Public

This instrument was prepared by:

William T. Bozeman, Atty., 344-4th Avenue, North, Nashville, Tennessee 37219

Name Address

WARRANTY DEED

FROM

Guardian Electric Corporation (successor by merger to Simms-Sears Electric Corp.

TO

John Hinson

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 6 of Block No. 4 on the Plan of Charlotte Park Company's 2nd Addition as of record in Book 57, pages 160 and 161, Register's Office for said County.

Said Lot No. 6 fronts 50 feet on the south side of Charlotte Avenue and extends back southwardly between parallel lines 150 feet to an alley 20 feet wide.

Being the same property conveyed to Simms-Sears Electric, Inc. (Simms-Sears Electric Corporation having merged with Guardian Electric Corporation, by merger of record in Book 5281, page 31, said Register's Office, and Guardian Electric Corporation, being the surviving corporation), by deed from James L. Jackson and wife, Evelyn C. Jackson, of record in Book 4472, page 371, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed from Jessie Lee Jackson to Simms-Sears Electric, Inc., of record in Book 5121, page 653, Register's Office for Davidson County, Tennessee.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 7 of Block 4 on the Plan of Charlotte Park Company's Second Addition, as of record in Plan Book 57, pages 160 and 161, Register's Office for said County.

Said Lot No. 7 fronts 50 feet on the southerly side of Charlotte Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Simms-Sears Electric Corporation (Simms-Sears Electric Corporation having merged with Guardian Electric Corporation by merger of record in Book 5281, page 31, said Register's Office, and Guardian Electric Corporation being the surviving corporation), by deed from Margaret C. Lynch, Marie C. Tidwell, and Barbara C. Monohan, of record in Book 4823, page 181, Register's Office for Davidson County, Tennessee.

Tract 3:

Land in Davidson County, Tennessee, being Lot No. 8 of Block 4 on the Plan of Charlotte Park Company's Second Addition, as of record in Plan Book 57, pages 160 and 161, Register's Office for said County.

Said Lot No. 8 fronts 50 feet on the southerly side of Charlotte Avenue and runs back between parallel lines, the westerly line of the said Lot No. 8 running back with the easterly margin of Thirty-Ninth Avenue North, a total distance of 150 feet to an alley.

Being the same property conveyed to Simms-Sears Electric Corporation (Simms-Sears Electric Corporation having merged with Guardian Electric Corporation by merger of record in Book 5281, page 31, said Register's Office, and Guardian Electric Corporation being the surviving corporation), by deed from Margaret C. Lynch, Marie C. Tidwell, and Barbara C. Monohan, of record in Book 4823, page 183, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 6564 PAGE 715

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
			115000.00- CAMT.	
			295.00 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 308.50-	
			1217A05/24/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J.O.T. 4 1:2

IDENTIF. REFERENCE

MAY 24 11 21 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 137817