THIS INSTRUMENT PREPARED BY:
STEWART & BLACK
223 MADISON STREET
SUITE 108
MADISON, TENNESSEE 37115

BOOK 6658 PAGE 919

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ELIOT C. HINSON (NAME)	SAME (NAME)	MAP 72-6
921 ELVIRA AVENUE (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	PARCEL 100
MADISON, TN 37115 (CITY) (P. O. ZONE) (STATE)	SAME (CITY) (ZONE) (STATE)	15DA-05935

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- Dollars,

cash in hand paid and other good and valuable considerations, receipt of which are hereby acknowledged, we

HUGH J. BIVINS ET UX, MILDRED E. BIVINS, hereinafter referred to as Grantors,

.....

have this day bargained and sold, and do hereby transfer and convey unto the said ELIOT C. HINSON ET UX, SLOAN G. HINSON, hereinafter referred to as Grantees, their ..... (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being the westerly 45 feet of Lot No. 15 on the Map of C. W. Waller's Subdivision of the John D. Anderson Home Place, of record in Book 421, page 35, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 15 fronts 45 feet on the northerly side of Elvira Avenue and runs back 379.5 feet on the easterly line and 385.2 feet on the westerly line to a dead line in the rear, measuring 45.2 feet thereon.

Being the same property conveyed to Hugh J. Bivins et ux, Mildred E. Bivins by deed from Niles S. Nimmo, Trustee of record in Book 5974, page 559, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 25,000.00

Subscribed and sworn to before me, this the 5th day of September 19 85

Affiant

My commission expires: 8-17-88 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 921 Elvira Avenue, Madison, TN 38115 (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 hand S this 5th day of September 19 85 the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date

X Hugh J. Bivins
HUGH J. BIVINS

X Mildred E. Bivins
MILDRED E. BIVINS

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STATE OF TEXAS
COUNTY OF BRAZORIA

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Hugh J. Bivins et ux, Mildred E. Bivins

the within named bargainors, with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purpose therein contained.*

Witness my hand and official seal at ..... *Tennessee, this* 5th *day of* September *, 19* 85 .

Commission expires 11/7/88 Peggy Sue Novak *Notary Public*

PEGGY SUE NOVAK

NOTARY PUBLIC
STATE OF TEXAS

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 .....

WARRANTY DEED

FROM

TO

Compliments of
Commonwealth Title Agency of Nashville, Inc.
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
SEP 18 8 55 AM '85

IDENTIFICATION REFERENCE

37312

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

25000.00- CAMT.
65.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK : 71.50-
7936A09/18/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37312

IDENTIFICATION REFERENCE

SEP 18 8 55 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 173641