Xerized original

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF October, 19 85.

Notary Public

MY COMMISSION EXPIRES: 2-9-88

(AFFIX SEAL)

BOOK 6677 PAGE 266

THIS INSTRUMENT WAS PREPARED BY
LUDWICK & LOWELL, ATTORNYS 501 Union Street, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Durand B. Hite, Jr. (NAME)	Same (NAME)	117-05-86
3438 Hampton Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	7DA24130
Nashville, TN (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, DOROTHY RICH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DURAND B. HITE, JR., and wife, EVELYN Y. HITE

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 Lot No. 2 on the unrecorded plan showing subdivision of the South part of a 6.28 acre tract on the North side of Hampton Avenue, described according to a survey made by W. B. Southgate, Surveyor, June 23, 1941, as follows:

Beginning on the Northerly margin of Hampton Avenue on the Easterly line of the property conveyed to W. H. Kizer and wife by deed from Ira E. Parker and wife, of record in Book 1160, Page 697, Register's Office for said County; thence with said line Northwardly 262 feet; then North 85° East 93 feet to the corner of Lots Nos. 2 and 3; thence with the line between said two lots, South 5 1/2° East 270 feet to the Northerly margin of Hampton Avenue; thence with said Avenue westwardly 100 feet to the point of beginning.

Being the same property conveyed to Mrs. Annie Kate Rich and Dorothy Rich, as joint tenants with rights of survivorship by deed from Martha Lambert Smith and husband, John R. Smith of record in Book 4791, Page 879 in said Register's Office. The said Mrs. Annie Kate Rich having since died.

42927 IDENTIFICATION REFERENCE

Oct 8 1 01 PM '85
FELIX Z. ZELLNER, REGISTER
DAVIDSON COUNTY, TN

RUSH

CHECK

This is unimproved ( ) improved (X) property, known as 3438 Hampton Avenue, Nashville, Tennessee
(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 my hand this 1st day of October, , 19 85

X Dorothy Rich
DOROTHY RICH

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 DOROTHY RICH

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of October 1985.

Commission expires July 17, 1988

Deborah L. Peebles
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

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

150000.00- CANT.
390.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 396.50-
4693A10/08/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 2 9 7

IDENTIFICATION REFERENCE

Oct 8 1 01 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 180222