Bk 23

BOOK 6812 PAGE 638

Address New Owner as follows:	Send tax bills to:	Map & Parcel
Eunice J. Hyde, etux 224 Ewing Dr. Nashville, TN 37207	Wachovia Mortgage Co P. O. Box 3174 Winston-Salem, NC 27102	Map 91-8 Parcel 51 12W-6476

WARRANTY DEED

FOR AND IN CONSIDERATION 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, James R. Hillin and wife, Nancy T. Hillin, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said Eunice J. Hyde and wife, Rita L. Hyde, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, described as follows: Being Lot No. 41 on the Map of L. H. Davis Subdivision of Lot No. 41, Clifton, as of record in Book 57, page 100, Register's Office for said County.

Said Lot No. 41 fronts 17 feet on the westerly side of 43rd Avenue North, formerly Douglas Avenue and runs back between lines with the northerly margin of Walker Street 150 feet on the north line and 163 feet, more or less, on the south line, or Walker Street, to an alley and measures 50 feet on said alley.

Being the same property conveyed to James R. Hillin and wife, Nancy T. Hillin, by deed from L. A. Bowman, Jr. and wife, Susie Bowman, of record in Book 5889, page 165, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to the Plan of record in Book 57, Page 100, said Register's Office.

It is agreed and understood that the above-named Grantees assume and agree to pay the remaining unpaid balance of a deed of trust of record in Book 6032, Page 964, said Register's Office.

This property is conveyed subject to all applicable local government planning, building and zoning regulations.

This is improved property known as 4302 Albion Avenue, Nashville, TN.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Eunice J. Hyde and wife, Rita L. Hyde, their heirs and assigns forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good right to convey it and that the same is unencumbered, unless otherwise herein set out.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

03/26 102.70- CHECK

8 5 9 1 2

IDENTIFI REFERENCE

MAR 25 3 50 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

$43

WITNESS our hands on this the 24th day of March, 1986.

James R. Hillin

James R. Hillin

Nancy T. Hillin

Nancy T. Hillin

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James R. Hillin and wife, Nancy T. Hillin, the within named bargainors with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 24th day of March, 1986.

Linda Wooden

NOTARY PUBLIC

My commission expires: 4/17/88.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $37,000.00.

Eunice S. Hyde

Affiant

Subscribed and sworn to before me this the 24th day of March, 1986.

Linda Wooden

NOTARY PUBLIC

My commission expires: 4/17/88.

This instrument was prepared by:
TOM G. COLEMAN, JR., ATTORNEY
Coleman Real Estate Closing Service, Inc.
9000 East Church Street
Brentwood, TN 37027

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6812 PAGE 640

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

3700.00- CAMT
96.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 102.70-
6431-A03/25/86 24L .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8-59 1:2

IDENTIFICATION REFERENCE

MAR 25 3 58 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 230669