ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Houston Hill, Trustee 305 Radnor Street Nashville, Tennessee	Houston Hill 2221 Nolensville Rd. Nashville, Tn. 37211	Map 119-14 Par. 285

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Bessie T. Bennett and Thomas Wayne Rice,** have bargained and sold, and by these presents do transfer and convey unto the said **Houston Hill, Trustee,** the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in the 6th Civil District of Davidson County, Tennessee, being, Lot No. 69 on the Plan of Pleasant View Subdivision of Mrs. McCombs' Property, as of record in Book 421, Page 134, Register's Office for said County.

SAID Lot No. 69 fronts 50 feet on the southerly side of East Radnor Street, Formerly Beymer Street, and runs back 178.6 feet on the westerly line and 179 feet on the easterly line to an alley and measures 50 feet thereon.

BEING the same property conveyed to Herbert W. Taylor and wife Louise R. Taylor by deed from J. E. Moyers and wife, Norine Devine Moyers of record in Book 2155, Page 59, the said Herbert W. Taylor having since died an unmarried widow, predeceased by his wife, Louise R. Taylor and further leaving as his only heirs-at-law, his sister, Bessie T. Bennett and nephew, Thomas Wayne Rice, both of whom were named as his heirs-in-law in Probate Court for Nashville, Davidson County, Tennessee, under Docket No. 78582, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: **305 Radnor Street, Nashville, Tennessee.**

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 17 day of Feb., 1987.

Bessie T. Bennett

Bessie T. Bennett

Thomas Wayne Rice

Thomas Wayne Rice

STATE OF TENNESSEE
IDENTIFICATION REFERENCE
FEB 26 1 40 PM '87
REGISTER
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bessie T. Bennett and Thomas Wayne Rice**, the bargainor(s), 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 at Nashville, Tennessee, this 17 day of July, 1987.

Edward W. Rice
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-17-87

****

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $46,000.00

Bessie T. Bennett
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 17 DAY OF July, 1987.

Edward W. Rice
NOTARY PUBLIC

MY COMMISSION EXPIRES:
7-17-87

Hickerson Realty Co.
2610A NOLENSVILLE ROAD
NASHVILLE, TENNESSEE 37211
BUSINESS: 833-6160
JAS. E. (BUBBER) HICKERSON HOME: 373-3688

This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 833-5858

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

RECEIVED OF _____

FOR _____

BOOK 7148 PAGE 489

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

4600 .00- CAMT.
120.00 CSTAX
.50 PRFEE
6.00 MISC
CHECK 135.30-
5830 2/26/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.7.7.3

IDENTIFICATION REFERENCE

FEB 26 | 44 PM '87

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 50300