BOOK 8187 PAGE 71 FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ 68,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August 1990

Notary Public

MY COMMISSION EXPIRES: 5-20-92

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY: CLARK H. TIDWELL, 213 Fifth Avenue, North, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: Same	MAP-PARCEL NUMBERS
James B. May, et ux		Map 91-15
(NAME)	(NAME)	
233 54th Avenue, North		Parcel 19
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	FB-25W 10095
Nashville, TN 37209		
(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, JAMES DONALD HINSON, RALPH SYDNEY HINSON and CHARLES KENNETH HINSON, Heirs under the will of J.A. HINSON, Deceased HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES B. MAY and wife JOYCE MAY

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:

A tract of land in the 8th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of Richland Avenue at the southeast corner of a 5-acre tract, being 311.7 feet south of the southeast corner of the property formerly owned by H.S. Kennedy, and the same distance south of the northeast corner of the tract conveyed to J.W. Hill and wife, by deed of record in Book 267, page 28, Register's Office for said County; thence South 75 degrees West 685 feet to a point in the center of Richland Creek; which point is 36 feet southeast of a turn in said Creek; thence along the center line of said Creek, South 32½ degrees East 136 feet, more or less, to the northwest corner of a 3-acre tract, thence with the line of the same, North 75 degrees East 660 feet more or less to the westerly margin of Richland Avenue; thence with the margin of the same North 29½ degrees West 95.6 feet to a point, and continuing with the same North 15 degrees West 40.4 feet more or less to the beginning, containing 2 acres, more or less.

Being the same property conveyed to J.A. Hinson and wife Pearl Hinson by deed from Paul R. Richardson and wife Alice Richardson, of record in Book 1510, page 397, Register's Office for Davidson County, Tennessee.

THIS DEED PREPARED WITH INFORMATION PROVIDED BY THE GRANTORS.

unimproved ( ) This is improved (X) property, known as 233 54th Avenue, North, Nashville, TN 37209 (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 our hands this 31st day of August 1990

X James Donald Hinson
JAMES DONALD HINSON

X Ralph Sydney Hinson
RALPH SYDNEY HINSON

X Charles Kenneth Hinson
CHARLES KENNETH HINSON

BOOK 8187 PAGE 72

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Carol M Denhart, a Notary Public in and for said County and State, JAMES DONALD HINSON, RALPH SYDNEY HINSON and CHARLES KENNETH HINSON

with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purpose therein contained, ~~xxxxxxxxxxxxxxxxxxxxxxxxxxxx~~
~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~

Witness my hand at office in Nashville, Tennessee, this 31 day of August, 1990.

Carol M. Denhart
Notary Public

My commission expires: 5-20-92

CAROL M. DENHART NOTARY PUBLIC STATE OF TENNESSEE

DEED

FROM

JAMES DONALD HINSON, RALPH SYDNEY HINSON and CHARLES KENNETH HINSON

TO

JAMES B. MAY and wife JOYCE MAY

Please return Deed & Deed/Trust to
Tracey Brooks
213 Fifth Ave. N.
Nashville, TN 37219

R

SUITE 150, 101 WESTPARK DRIVE
P.O. BOX 1369
BRENTWOOD, TN 37027

54167

IDENTIF. REFERENCE
AUG 31 3 24 PM '90
FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN

5529 08/31 0101 03CHECK 233.05

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8187 PAGE 73

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 68500.00
CON TX 226.05
PRFEE 1.00
WDEED 6.00
TOTAL 233.05
CHECK 233.05

08/31/90 01 15:28 0001 5529

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54167.

IDENTIFICATION REFERENCE

Aug 31 3 29 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 351901