LOT 58

BOOK 8765 PAGE 551

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF October, 19 92

Notary Public

MY COMMISSION EXPIRES: 3/23/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David McCormick (NAME)	NEW OWNER (NAME)	MAP 93 6 3
417 Broadway (ADDRESS)	(ADDRESS)	PARCEL 110
Nashville, TN (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, H. G. Hill Realty Company, a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David McCormick

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:

Being Part of Lot No. 41 on the First Plan of Academy Lots, not of record, described as follows:

Beginning on the southerly margin of Broadway, formerly Broad Street, at the northeast corner of said Lot No. 41, being the westerly margin of an alley; thence westwardly with the southerly margin of Broadway 20 feet, 9 inches to the northeast corner of a part of said lot conveyed to Sam and Jesse Wolf by deed from Mary W. Bass, of record in Book 600, page 89, Register's Office for said County, thence southwardly with Wolf's easterly line, 98 feet, more or less, to the southeast corner of said Wolf's lot; thence eastwardly 9 inches to the northeast corner of a part of lot No. 41 conveyed to Morse Realty Company, by deed from Joe Morse, et al, of record in Book 633, page 80, said Register's Office; thence southwardly with the easterly line of said Morse lot and the easterly line of a lot conveyed to Emma H. Foutch by deed from Ella E. Cummings, et al, of record in Book 615, page 273, said Register's Office, 57 feet to the southeast corner of said Foutch lot, being also the northerly line of another part of said lot conveyed to Emma H. Foutch, by deed from S. S. Woolwine, et al, of record in Book 700, page 372, said Register's Office; thence eastwardly with the northerly line of the last mentioned tract, and a continuation of said line, 20 feet to the westerly margin of an alley; thence northwardly along the westerly margin of said alley, 155 feet to the beginning.

continued on the reverse

unimproved ( )
This is improved (X) property, known as 417 Broadway, Nashville, TN
(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 22nd day of October, 19 92

H. G. Hill Realty Company, a Tennessee corporation

By:

H. R. Flintoff, Executive Vice President

H R Flintoff Exec. Vice-Pres.

First Data Systems, Inc.

DCTN01W 12/88

1-800-626-5427

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STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned _____, a Notary Public within and for the State and County aforesaid, personally appeared H. R. Flintoff and ~~his~~ himself with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the ~~Executive Vice President~~ H. G. Hill Realty Company and _____ respectively of the ~~he~~ Executive Vice President the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said H. R. Flintoff as such Executive Vice President and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 22nd day of October 19 92.

My commission expires 3/23/96

Ann Braddell
Notary Public

NOTARY PUBLIC LAKE STATE OF TENNESSEE

CONTINUATION

Being the same property conveyed to H. G. Hill Realty Company by deed from Nashville Trust Company, of record in Book 1181, page 410, Register's Office for Davidson County, Tennessee.

The above legal description is the same as used on the prior Deed.

This conveyance is subject to 1992 taxes, paid, prorated and assumed by the Grantee the day of closing; subject to parties in possession; to zoning regulations, restrictions and easement.

5 7.6 4.9

IDENTIFICATION REFERENCE

OCT 23 1 34 PM '92

CLERK Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

H. G. Hill Realty Company

TO

David McCormick

RETURN TO:

COMBOS & HIX, P. C.
315 Deaderick Street, Su. 1100
Nashville, TN 37238

482.50

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



RECEIVED OF _____

FOR _____

BOOK 8765 PAGE 553

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
			CAMT	128000.00
			CON TX	473.60
			PRFEE	1.00
			WDEED	8.00
			TOTAL	482.60
			CHECK	482.60
10/23/92	01		13:35 0001	3853

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 7 6 4 9

IDENTIFI REFERENCE!

OCT 23 1 34 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 583303