BOOK 9299 PAGE 678 Box 22

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 19 94

Notary Public

MY COMMISSION EXPIRES: 7/6/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVE., SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHRISTOPHER M. MCHUGH ET AL (NAME)	SAME (NAME)	REMAINDER OF
238 54TH AVENUE NORTH (ADDRESS)	(ADDRESS)	91-15-75
NASHVILLE, TN 37209 (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, WILLIAM PLUMMER BALTHROP, POLLY ERNESTINE B. FISHEL, AND DOLLY ERMALINE B. CROSS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHRISTOPHER M. MCHUGH AND WIFE, HEATHER MCHUGH AND TERRY J. DAILY AND WIFE, LINDA L. DAILY

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, and being more particularly described as follows:

BEGINNING at a point in the easterly margin of 54th Avenue North, formerly Richland Avenue, at a point 120 feet from the southerly margin of Nevada Avenue; thence eastwardly 80 feet, more or less, to a point; thence southerly 30 feet to the northerly line of the property conveyed to McConnell (Book 5005, page 805), Register's Office for Davidson County, Tennessee); thence westwardly 78 feet, more or less, to the easterly margin of 54th Avenue North; thence northerly 30 feet to the point of BEGINNING.

BEING part of the same property conveyed to G.H. Balthrop, his heirs and assigns, by deed from K.A. Berry and wife, Inez Spann Berry, of record in Book 1077, page 581, Register's Office for Davidson County, Tennessee. The said G.H. Balthrop predeceased his wife, Ruby Irene Balthrop. The said Ruby Irene Balthrop has since died testate; and by Will of record in Book 60, page 93, Probate Office for Montgomery County, Tennessee, subject property was devised to William Plummer Balthrop, Polly Ernestine B. Fishel, and Dolly Ermaline B. Cross.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

unimproved ( )
This is improved ( ) property, known as 238 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 hand & this day of MARCH 19 94

William P. Balthrop
WILLIAM PLUMMER BALTHROP

Polly Ernestine B. Fishel
POLLY ERNESTINE B. FISHEL

Dolly Ermaline B. Cross
DOLLY ERMALINE B. CROSS

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STATE OF FLORIDA
COUNTY OF Collier

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM PLUMMER BALTHROP

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at ✓ FLORIDA, Tennessee, this 26th day of MARCH, 19 94.

Commission expires ✓ NOTARY PUBLIC STATE OF FLORIDA MY COMMISSION EXP. JULY 9,1994 BONDED THRU GENERAL INS. UND.

✓ Notary Public

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 POLLY ERNESTINE B. FISHEL

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, _____, Tennessee, this 31st day of MARCH, 19 94.

Commission expires 7/26/97

Notary Public

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ W. Son

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DOLLY ERMALINE B. CROSS

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~NASHVILLE~~ Lebanon, _____, Tennessee, this 30th day of MARCH, 19 94.

Commission expires 8-3-96

Notary Public

94 APR -4 PM 4:21

REGISTER DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE 34670

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