TENNESSEE TITLE COMPANY

For and in consideration of the sum of ($10.00)

Ten and No/100 DOLLARS

cash in hand paid by Louis G. Marchetti, Sr., and wife,
Mary Elizabeth M. Marchetti

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, James B. Maus and wife, Joan D. Maus

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said 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, being Lot No. 131 on the Revised Map of West End Park, as of record in Book 421, pages 82 and 83, Register's Office for said County.

Said Lot No. 131 fronts 60 feet on the southerly side of Bellwood Avenue, and runs back 165 feet on the easterly line and 154 feet on the westerly line, to an alley, and shows 47.7 feet on said alley. This property is improved and known as 3103 Bellwood Avenue, Nashville, Tennessee. Send tax statements to First Federal Savings, Union at 4th Ave., No., Nashville, Tenn

Being the same property conveyed to James B. Maus and wife, Joan D. Maus, by deed from Ralph A. Wagner, unmarried, as of record in Book 3404, page 523, said Register's Office.

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 23rd day of August, 19 63

James B. Maus

Joan D. Maus

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Lyle E. Lowell Jr., a Notary Public in and for said County and State, the within named James B. Maus and wife, Joan D. Maus

STATE TAX $ 22.55
PROBATE
TOTAL $ 22.05

the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of August, 19 63

AUG 26 1963
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

Lyle E. Lowell Jr.
Notary Public.

Commission expires
My Commission Expires July 2, 1964

TENNESSEE TITLE COMPANY

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 26 day of AUG A.D. 1963 at 2:55 o'clock P.M.
Noted in Book 1070 Page 347
Recording Fee 2.00
By Deputy Reg.
Register

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
LAWYERS TITLE INSURANCE CORPORATION
Richmond, Virginia

Warranty Deed

From
JAMES B. MAUS AND WIFE,

To
LOUIS G. MARCHETTI, SR. AND WIFE
MARY ELIZABETH M. MARCHETTI

82114

Please mail to Mr. Louis G. Marchetti, Sr., 1182 28th Avenue, North, Nashville, Tenn.

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