BOOK 3789 PAGE 782

STATE TAX $ 18.00
PROBATE .50
TOTAL $ 18.50

JUL 13 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID JUL 13 1964

CC

# WARRANTY DEED

FROM

Ben Lutes Steele, etal

TO

Otto K. Schneider, etux

41551

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 13 3 57 PM '64

NOTE BOOK 109 PAGE 496
RECORDING FEE 2.25
DEP. REG.

Compliments of
**Guaranty Title Company**
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

# WARRANTY DEED

*For and in Consideration of the sum of* - - - - - - - - - - ($10.00) - - - - - - - - - - - -

- - - - - - - - - - TEN and No/100 - - - - - - - - - - - - - - - - - - - - - - *DOLLARS*

cash in hand paid by Otto K. Schneider and wife, Betty B. Schneider, and other good and valuable considerations, receipt of all of which is hereby acknowledged, and in further consideration the said Otto K. Schneider and wife, Betty B. Schneider, have assumed and agreed to pay the unpaid balance of $8,917.93 of a note in the original principal sum of $10,000.00, dated July 15, 1959, executed by Ben Lutes Steele and Patricia Steele Thomas to Sam Lankford, payable with interest as specified therein.

Said note is secured by a Deed of Trust executed by the said Ben Lutes Steele and Patricia Steele Thomas, to William T. Lankford, Trustee, dated July 15, 1959, filed July 30, 1959, and recorded in book 2945, page 365, Register's Office for Davidson County, Tennessee,

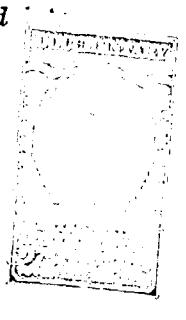
We, Ben Lutes Steele and wife, Mary Alice Steele, and Patricia Steele Thomas ..... *have bargained and sold, and by these presents do transfer and convey unto the said* Otto K. Schneider and wife, Betty B. Schneider ..... their ..... *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being lots Nos. 108 and 109 on the map of River View Subdivision of 30.90 acres in Pennington Bend, as of record in book 547, pages 93, 94 and 95, Register's Office for said County.
Said Lots Nos. 108 and 109 front together 100 feet on the westerly side of River View Avenue and run back 156 feet on the northerly line and 158 feet on the southerly line to the low water mark of the Cumberland River, measuring 100 feet thereon.
Being the same real property conveyed to Ben Lutes Steele and Patricia Steele Thomas, by deed from S. L. Lankford and wife, dated July 29, 1959, filed July 30, 1959, and recorded in book 2927, page 533, Register's Office for Davidson County, 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* Otto K. Schneider and wife, Betty B. Schneider *their heirs and assigns, forever.*

*And* we *do covenant with the said* Otto K. Schneider and wife, Betty B. Schneider *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.* except as hereinabove assumed and taxes for the year 1963, said taxes being assumed by the Grantees.

*And* we, Ben Lutes Steele and wife, Mary Alice Steele, and Patricia Steele Thomas *do further covenant and bind* ourselves *our heirs and representatives, to warrant and forever defend the title to the said land to the said* Otto K. Schneider and wife, Betty B. Schneider, *their heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hands this* 26 *day of* January, *19* 63, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and*



Ben Lutes Steele

Mary Alice Steele

Patricia Steele Thomas

VIRGINIA:
STATE OF TENNESSEE
COUNTY OF DAVIDSON
ARLINGTON:

*Personally appeared before me,* John B. Poligos, *a Notary Public in and for said County and State, the within named* Ben Lutes Steele, and Mary Alice Steele - - -

*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* Arlington, Virginia, ~~Tennessee~~, *this* 29th *day of* Jan., *19*63.

John B. Poligos, *Notary Public.*

*Commission Expires* Aug. 4, 1964

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*STATE OF* TEXAS
*COUNTY OF* DENTON

*Personally appeared before me,* Kaye Harrison, *a Notary Public in and for said County and State, the within named* Patricia Steele Thomas,

*the bargainor....., with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Denton, Texas, *this* 28th *day of* January, *19*63.

Kaye Harrison, *Notary Public.*
Denton County, Texas

*Commission Expires* June 1, 1963

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*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*Before me, ....., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged....self to be.....of the ....., the within named bargainor, a corporation, and that ....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....*

*Witness my hand and seal, at office in....., this.....day of....., 19.....*

*Notary Public*

*Commission Expires.....*