WARRANTY DEED TTC 171974 REAU E. FOLK, JR., FORM

For and in consideration of the sum of TEN * DOLLARS ($ 10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

MARSHALL F. TRAUERNICHT, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto EDWARD HOCH HOCKENSMITH, II,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 17 on the Map of Lenox Place, as of record in Book 161, page 171, Register's Office for said County, and the northerly 12 feet of the westerly 140 feet of Lot No. 43 on the Revised Plan of George W. Blair's Belmont Heights, as of record in Book 332, page 117, Register's Office.

Said Lot No. 17 and said part of Lot No. 43 front together 50 feet on the easterly side of 18th Avenue South, formerly Baxter Street, and run back between parallel lines, 140 feet to an alley.

Being the same property conveyed to Marshall F. Trauernicht and wife, Katherine Brown Trauernicht, by deed from Richard Sandmann and wife, as of record in Book 2643, page 99, said Register's Office. , the said Katherine Brown Trauernicht having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except for 1964 taxes which have been prorated and assumed by the Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.

In witness whereof, the Grantor has hereunto set his hand on this, the 22nd day of July, 1964.

~~Katherine Brown Trauernicht~~

Marshall F. Trauernicht, unmarried

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Marshall F. Trauernicht, unmarried, ~~and wife, Katherine Brown Trauernicht~~, the bargainor(s), 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, the 22nd day of July, 1964.

My commission expires: July 26, 1966

Reau E. Folk Jr.
Notary Public

BOOK 3793 PAGE 857

STATE TAX $ 17.25
PROBATE .50
TOTAL $ 17.75

JUL 24 1964

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

PAID JUL 24 1964

TC

43164

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 24 10 51 AM '64

NOTED: BOOK 109 PAGE 569
RECORDING FEE $ 2.00
DEP. REG. [illegible]

L-15,986

WARRANTY DEED

REF

From

MARSHALL F. TRAUERNICHT, unmarried

To

EDWARD HOCH HOCKENSMITH, II

$11,500.00

Real Estate

STATE OF _____

COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____, the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19__.

_____
Notary Public

My commission expires:

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19__.

_____
Notary Public

My commission expires: