BOOK 3918 PAGE 342

WARRANTY DEED

This instrument was prepared by:
Lewis B. Hollabaugh, Atty.
4th Floor American Trust Bldg.
Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Ransom Zeitler, et ux (NAME:)	Dobson & Johnson, Inc. (NAME:)	RM 615
325 Walnut Drive (STREET ADDRESS OR ROUTE NUMBER)	1109 Third National Bank Bldg. (STREET ADDRESS)	MAP 116-11
Nashville 5, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	PAR 65 MP

For and in Consideration of the sum of THIRTY-FIVE THOUSAND ($35,000.00) *DOLLARS*

the receipt of which is hereby acknowledged,

I, Anne Edythe Hollabaugh,
a widow, *have bargained and sold, and by these presents do transfer and convey unto*
the said John Ransom Zeitler, and wife, Carol Miller Zeitler,
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. 3 and the northerly 15 feet of lot No. 2 and the easterly half of Glenside Avenue, now closed, lying adjacent to and west of said lots Nos. 2 and 3 on the Plan of D. F. Kenner's Walnut Grove Subdivision, as of record in book 974, page 2, Register's Office for said County.

Said Lot No. 3 and part of Lot No. 2 front together 115 feet on the westerly side of Walnut Drive and run back 274.8 feet on the northerly line to the center of Glenside Avenue, now closed, and 254 feet, more or less, on the southerly line to the center of said Avenue, and measures 119 feet thereon.

Being the same real property conveyed to Andrew Hollabaugh and wife, Anne Edythe Hollabaugh, by deed from D. F. Kenner and wife, dated July 20, 1937, filed July 22, 1937, and recorded in book 1046, page 68, said Register's Office, and by city Ordinance No. 36 closing Glenside Avenue and by agreement between J. B. Smith, et al, of record in book 1852, page 225, said Register's Office, the said Andrew Hollabaugh having since died.

This is unimproved ( ) improved (X) property, known as 325 Walnut Drive (House Number) (Street) P. O. Address: Nashville (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John Ransom Zeitler and wife, Carol Miller Zeitler, their *heirs and assigns, forever.*

And I *do covenant with the said* John R. Zeitler and wife, Carol Miller Zeitler *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Anne Edythe Hollabaugh, a widow,

do further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* John Ransom Zeitler and wife, Carol Miller Zeitler *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 30th *day of* July, 1965, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Anne Edythe Hollabaugh

RECORDER'S MEMO: Legibility of Writing, Typing or Printing in this Document Unsatisfactory When Received

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Beverly Dodd, a Notary Public in and for said County and State, the within named Anne Edythe Hollabaugh, a widow

the bargainer, 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 Nashville, Tennessee, this 30th day of Dec., 1965.

Beverly Dodd, Notary Public.

Commission Expires 5-18-68

STATE OF
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, and who acknowledged that.....

executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this.....

day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....



STATE TAX $ 5.50
PROBATE .50
TOTAL $ 5.50

AUG 2 1965

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

PAID AUG 2 - 1965

$3500.00 PLEASE FILE

HENRY A. GILLESPIE C.J.

WARRANTY DEED

FROM

Anne Edythe Hollabaugh, A Widow

TO

John Ransom Zeitler, Et Ux

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 2 11 52 AM '65

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RECORDING FEE 8.00
DEP. REG. (1)

911186

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Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

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