BOOK 3986 PAGE 127 Map 103-12 Par. 174

WARRANTY DEED

This Instrument Prepared By
R. Marshall, Attorney
Nashville, Tennessee

For and in consideration of the sum of SIXTEEN THOUSAND AND NO/100 ($16,000.00)----------

---------- **DOLLARS**

of which $2,096.94 has been paid by Buford Wayne Potts and wife, Mary Grace Yates Potts, the receipt of which is hereby acknowledged, and for the remaining $13,903.06, the said Buford Wayne Potts and wife, Mary Grace Yates Potts have assumed a first mortgage held by the Nashville Bank and Trust Office of the Third National Bank, as of record in Book 3864, page 197, Register's Office for Davidson County, Tennessee,

we, Steve H. Ziegler and wife, Barbara Ziegler, **have bargained and sold, and by these presents do transfer and convey unto the said** Buford Wayne Potts and wife, Mary Grace Yates Potts,

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 the northwesterly 50 feet front and 43 feet rear of Lot No. 23 and the southeasterly 45 feet front and 30 feet rear of Lot No. 24 of Block "D" on the Plan of Cherokee Park, Section 1, as of record in Book 547, page 169 and 170, Register's Office for Davidson County, Tennessee.

SAID parts of Lots 23 and 24 front together 95 feet on the southwesterly side of Mayfair Road and run back 196 feet, more or less, on the southeasterly line and 189 feet, more or less, on the northwesterly line to a dead line, measuring 73 feet thereon.

BEING the same property conveyed to Steve H. Ziegler and wife, Barbara Ziegler, by deed from Fay P. Biener, of record in Book 3035, page 163, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a 50 foot minimum building setback line and a 10 foot easement for public utility purposes, as set forth in the Plan of record in Book 547, page 169, said Register's Office.

This tract is improved and known as 217 Mayfair Road, Nashville, 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 Buford Wayne Potts and wife, Mary Grace Yates Potts, **their heirs and assigns, forever.**

And we **do covenant with the said** Buford Wayne Potts and wife, Mary Grace Yates Potts, **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 stated, and the 1966 taxes, which have been pro-rated, and assumed by the purchaser.**

And we, Steve H. Ziegler and wife, Barbara Ziegler, **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Buford Wayne Potts and wife, Mary Grace Yates Potts, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 26 **day of** January, **, 19** 66

Steve H. Ziegler

Barbara Ziegler

STATE OF ~~TENNESSEE~~ FLORIDA
~~Davidson~~ County
COUNTY OF BROWARD

Personally appeared before me, Loretta Anderson **, a Notary Public in and for said County and State, the within named** Steve H. Ziegler

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

Witness my hand and official seal at office, this 26 **day of** January, **, 19**66

Commission expires NOTARY PUBLIC STATE of FLORIDA at LARGE MY COMMISSION EXPIRES SEPT. 30, 1967 BONDED THROUGH FRED W. DIESTELHORST

Loretta Anderson
Notary Public

STATE OF TENNESSEE
County of DAVIDSON

BOOK 3986 PAGE 128

Personally appeared before me, Edward Coomer, a Notary Public in and for said County and State, the within named Barbara Ziegler,

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 office, this 28TH day of January, 1966

Commission expires 11-12-69

Edward Coomer
Notary Public

EDWARD COOMER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Nashville Bank & Trust Co. 12,000

WARRANTY DEED

FROM
Steve H. Ziegler and wife,

Barbara Ziegler

TO
Buford Wayne Potts and wife,

Mary Grace Yates Potts,

TAX STATEMENTS TO BE SENT TO:
Mr. Buford Wayne Potts
217 Mayfair Road
Nashville, Tennessee

16801

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 9 1 25 PM '66

NOTED: BOOK 113 PAGE 471
RECORDING FEE $ 2.25
DEP. REG.

Guaranty Title Company
A DIVISION OF
City Title Insurance Company
Merican Trust Building
S. W. Cor. Third & Union
ASHVILLE, TENNESSEE

2.75
24.50
29.25

PAID FEB 8 - 1966

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

STATE TAX $ 24.50
PROBATE 50
TOTAL $ 24.50

FEB 9 1966

Stamps
Rec'd
Recording