BOOK 4098 PAGE 355

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Blair W. Kauffman et ux. (NAME)	Blair W. Kauffman et ux. (NAME)	6D-64795
676 Candlestick Road (STREET ADDRESS OR ROUTE NUMBER)	676 Candlestick Road (STREET ADDRESS)	Map 147-14
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 157

For and in Consideration of the sum of Eighteen Thousand Three Hundred Forty Nine and 92/100 ----------($18,349.92)---------- *DOLLARS*

of which $650.00 has been paid in cash by Blair W. Kauffman and wife, Audrey Jean Kauffman, the receipt of which is hereby acknowledged, and for the remainder the said Blair W. Kauffman and wife have assumed and agree to pay the unpaid balance of $17,699.92 of an original indebtedness of $17,900.00 secured by deed of trust of record in book 3996, page 191, Register's Office for Davidson County, Tennessee,

We, Edward H. Fischer and wife, Freda H. Fischer,

have bargained and sold, and by these presents do transfer and convey unto the said Blair W. Kauffman and wife, Audrey Jean Kauffman, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 440 on the Plan of Candlestick Farms, Section 4, of record in Book 3600, page 71, Register's Office for said County.
Said Lot No. 440 fronts 90 feet on the easterly side of Candlestick Drive and extends back between parallel lines, 150 feet to a dead line in the rear.
Being the same real property conveyed to Edward H. Fischer and wife, Freda H. Fischer, by deed from Joe Grubbs, Jr. and wife, of record in book 3996, page 187, said Register's Office.

This conveyance is made subject to 10-foot public utilities easement, 30-foot building setback line from Candlestick Drive, and conditions of owners certificate, as shown on plan of record in book 3600, page 71, Register's Office for said County, and drainage easement by amendment of record in book 3822, page 71, said Register's Office; and to restrictive covenants of record in book 3811, page 978, as amended in book 3822, page 75, said Register's Office.

This Instrument Was Prepared By
Of The Law Firm Pedigo & ~~Saindon~~
Stahlman Building: Nashville, Tennessee

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (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 Blair W. Kauffman and wife, Audrey Jean Kauffman, their *heirs and assigns, forever.*

And we *do covenant with the said* Blair W. Kauffman and wife, Audrey Jean Kauffman *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 taxes for 1967 which are prorated and assumed by the grantees.

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* Blair W. Kauffman and wife, Audrey Jean Kauffman, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 25th *day of* January, *19* 67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Freda H. Fischer

Edward H. Fischer

By Freda H. Fischer
Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Alice McMahon, *a Notary Public in and for said County and State, the within named* Freda H. Fischer, one of

*the bargainor*s, *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* 31st *day of* January, *19* 67.

Alice McMahon, *Notary Public.*

Commission Expires April 26, 1970

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 OF TENNESSEE
COUNTY OF DAVIDSON

On this 31 day of January, 1967, before me personally appeared Freda H. Fischer, to me known to be the person who executed the foregoing instrument in behalf of Edward H. Fischer, and acknowledged that he executed the same as the free act and deed of said Edward H. Fischer.

Witness my hand and official seal at office in Nashville, Tennessee, this 31st day of January, 1967.

Alice McMahon
Notary Public.

NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

My commission expires: April 26, 1970

Return to
GUAR. TITLE
G-19235

WARRANTY DEED

FROM
Edward H. Fischer et ux.

TO
Blair W. Kauffman et ux.

59081

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 31 2 47 PM '67
NOTED. BOOK 115 PAGE 692
RECORDING FEE $ 2.25
DEP. REG. m

Compliments of
Title Company
A Division of
Title Insurance Company
rican Trust Building
. Cor. Third & Union
VILLE, TENNESSEE

DOCUMENTARY TAX $1.10

STATE TAX $ 1.75
PROBATE .50
TOTAL $ 2.25

JAN 31 1967

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID JAN 31 1967