This instrument prepared by Clark H. Tidwell, 13th Floor, Nashville Trust Bldg.

# WARRANTY DEED

BOOK 4107 PAGE 42

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Charles G. Hitner (NAME:) | Same (NAME:) | Map. 145-2 |
| 4716 Chalmers Drive (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Par. 11 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | PW |

*For and in Consideration of the sum of* -----ONE THOUSAND ($1,000.00)----------

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

cash paid in hand and for other good and valuable consideration, together in the amount of $18,549.85 with the assumption of a mortgage held by the Prudential Insurance Company and secured by a deed of trust of record in Book 3175, page 581, R.O.D.C., Tenn., as of March 1, 1967, in the amount of $17,671.57.

We *have bargained and sold, and by these presents do transfer and convey unto the said* Charles G. Hitner and wife, Evelyn G. Hitner, 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. 214-A on the Plan of Tynewood Estates, Section I, as of record in Book 2900, page 88, Register's Office for said County.

Said lot fronts 129.8 feet on the easterly side of Chalmers Drive and runs back 346 feet on the northerly line and 397.7 feet on the southerly line, which is a broken line, to a dead line in the rear on which it measures 149.1 feet.

Being the same property conveyed to William R. Steitz and wife, Dorothy E. Steitz, by Haury & Smith Contractors, Inc., by deed of record in Book 3164, page 629, R.O.D.C., Tennessee.

Said above described property is being conveyed subject to restrictions of record in Book 3069, page 572, R.O.D.C., Tennessee.

Said property is subject to a mortgage secured by a deed of trust by deed of record in Book 3175, page 581, R.O.D.C., Tennessee, which purchasers, Charles G. Hitner and wife, agree to assume and hold the sellers, William R. Steitz and wife, Dorothy E. Steitz, harmless in the event of foreclosure.

Said property is conveyed subject to any due and owing taxes.

unimproved ( )
This is improved (X) property, known as 4716 Chalmers Drive, Nashville, Tennessee
(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* Charles G. Hitner and wife, Evelyn G. Hitner, their *heirs and assigns, forever.*

*And* we *do covenant with the said* Charles G. Hitner and wife, Evelyn G. Hitner *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 set forth hereinabove.

*And* we, William R. Steitz and wife, Dorothy E. Steitz, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Charles G. Hitner and wife, Evelyn G. Hitner, their */ heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hand* s *this* 1st *day of* March, *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.*

William R. Steitz

Mrs. Wm R. Steitz (Dorothy E.)

Charles G. Hitner

Evelyn G. Hitner

DAVIDSON • CLARK • COUNTY • NOTARY PUBLIC • TENN.



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Clark H. Tidwell, a Notary Public in and for said County and State, the within named William R. Steitz, Dorothy E. Steitz, Charles D. Hitner, Evelyn O. D. Hitner

~~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 Nashville, Tennessee, this 1st day of March, 1967.

Clark H. Tidwell, Notary Public.

Commission Expires 1-21-71

---

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.....

BOOK 4107 PAGE 45

62403

STATE TAX $ 2750 .50
PROBATE $ 7832
TOTAL

MAR 1 1967

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

PAID MAR 1 1967

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 1 4 05 PM '67

NOTED: BOOK 115 PAGE 843
RECORDING FEE $ 2.00
DEP. REG. 17.

Please mail to Clark H. Tidwell, 1310 Nashville Bank & Trust Bldg., Nashville, Tenn.

# WARRANTY DEED

FROM

WILLIAM R. STEITZ, ET UX

TO

CHARLES G. HITNER, ET UX



Compliments of

**Guaranty Title Company**

A Division of

Kansas City Title Insurance Company

American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE