This instrument prepared by W. S. Westermann, Attorney
715 Stahlman Building, Nashville, Tennessee 37201

WARRANTY DEED

BOOK 4236 PAGE 316

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William S. Westermann, et ux	W. S. Westermann	16 DA-30701
(NAME:)	(NAME:)	
1400 Burton Valley Rd.	1400 Burton Valley Rd.	Map 131-10
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37215	Nashville, Tenn. 37215	Par. 46
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/100 ---------- ($10.00) ---------- *DOLLARS*

Cash in hand paid by William S. Westermann and wife, Ruth E. Westermann, and other good and valuable consideration, the receipt of all of which is hereby acknowledged.

Francis J. Kemker and wife, Vivian V. Kemker, *have bargained and sold, and by these presents do transfer and convey unto the said* William S. Westermann and wife, Ruth E. Westermann, 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. 107 on the Plan of Section II, First Addition, Seven Hills, as of record in Book 2663, page 51, Register's Office for Davidson County, Tennessee.

SAID Lot No. 107 fronts 129.73 feet on the north side of Burton Valley Road, and runs back 279.25 feet on the west line and 291 feet on the east line, to a dead line, which is a broken line, on which it measures 186 feet.

Being the same property conveyed to Francis J. Kemker and wife, Vivian V. Kemker, by deed from Austin Lewis Luckett, Jr., and wife, Kathleen A. Luckett, of record in Book 3988, page 5, Register's Office for said County.

CONVEYANCE of this property is subject to restrictions of record in Book 2798, page 361, said Register's Office, and the recorded plan of record in Book 2663, page 51, shows an owner's certificate, a 75-foot setback line from Burton Valley Road, a 10-foot easement for public utilities along the north rear line of the lot and an anchor easement 2.5 x 20 feet on Burton Valley Road at the southeast corner of the lot.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 29,500 00

Subscribed and sworn to before me, this the 20th day of May 19 68

Affiant

My commission expires: Feb 8, 1972 (Affix Seal)

Notary Public

CONVEYANCE of this property is further subject to a Deed of Trust, of record in Book 3988, page 9, said Register's Office, executed by Francis J. Kemker and wife, Vivian V. Kemker, to R. Bruce Robertson, Jr., Trustee, to secure payment of a certain note described therein, the grantees herein assuming the obligation to pay the remaining balance of said note.

unimproved ( ) This is improved (X) property, known as 1400 Burton Valley Rd., Nashville, Tenn. 37215
(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 William S. Westermann and wife, Ruth E. Westermann, their *heirs and assigns, forever.*

And we *do covenant with the said* William S. Westermann and wife, Ruth E. Westermann *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 for taxes for 1968 and except as hereinbefore set out.

And Francis J. Kemker and wife, Vivian V. Kemker *do further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to the said land to the said* William S. Westermann and wife, Ruth E. Westermann, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 20th *day of* May, *19* 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Francis J. Kemker
Francis J. Kemker

Vivian V. Kemker
Vivian V. Kemker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* Francis J. Kemker and wife, Vivian V. Kemker,

*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* 20th *day of* May, *19* 68.

Betty Eyett, *Notary Public.*

Commission Expires Feb 8, 1972.

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, acknowleaged* .....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 purposes 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 .....

WARRANTY DEED

FROM

Francis J. Kemker, et ux

TO

William S. Westermann, et ux

STATE TAX $ 76.70
PROBATE .50
TOTAL $ 77.20

MAY 20 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

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

1670

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

MAY 20 12 [illegible] PM '68
RECORDING FEE $ 118 PAGE 762
DEP. REG. 6.00