BOOK 4261 PAGE 472

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Kenneth F. Bargatze (NAME)	Mercantile Mortgage Co. (NAME)	Map 75-6
4275 Samoa Dr (STREET ADDRESS OR ROUTE NUMBER)	226 Third Ave. N (STREET ADDRESS)	Par. 11
Hermitage, Tenn. 37076 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. (CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- ---------- *Dollars,*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4151, page 139, Register's Office for Davidson County, Tennessee.

We, Richard A. Smith and wife, Shirley S. Smith,

have this day bargained and sold, and do hereby transfer and convey unto the said Kenneth F. Bargatze and wife, Margie A. Bargatze their ~~successors~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 304 on the Plan of Hermitage Estates Subdivision, Section II, of record in Book 3700, page 23, Register's Office for Davidson County, Tennessee.

Said Lot No. 304 fronts 78.0 feet on the easterly margin of Samoa Drive and runs back 138.65 feet on the southerly line and 158.98 feet on the broken northerly line, to a broken northerly line, to a dead line in the rear measuring 76.35 feet.

Being the same property conveyed to Richard A. Smith and wife, Shirley S. Smith, by deed from A. H. Johnson and wife, Malvin Johnson, of record in Book 4151, page 137, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the indebtedness aforesaid is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $18,415.38

Subscribed and sworn to before me, this the 19th day of August 1968

Affiant

My commission expires: 11-6-71 (Affix Seal)

Notary Public

This is ~~unimproved~~ improved (X) property, known as 4275 (House Number) Samoa Dr. (Street) Hermitage (P. O. Address) Tenn. 37076 (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Kenneth F. Bargatze and wife, Margie A. Bargatze, their ~~successors~~ *heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Kenneth F. Bargatze and wife, Margie A. Bargatze, their ~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our hands *this* 22nd *day of* July, 1968, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Richard A. Smith

Shirley S. Smith

This Instrument Was Prepared By

Dewey W Pedigo

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

BOOK 4261 PAGE 473

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Robert E. Eachert, *a Notary Public in and for said County and State,* Richard A. Smith and wife, Shirley S. Smith,

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

Witness my hand and official seal at Nashville, *Tennessee, this* 20th *day of* July, *19*68

Robert E. Eachert
Notary Public

Commission expires 11-6-71

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 .....

AUG 20 68 CONV 18,915.56
AUG 20 68 S TAX A* 49.14
AUG 20 68 PR FEE A* .50
AUG 20 68 W DEED A* 3.00 * 52.64

WARRANTY DEED

FROM

RICHARD A. SMITH, ET UX

TO

KENNETH F. BARGATZE, ET UX

A 0 9 8 1 7

IDENTIF. REFERENCE

AUG 20 8 26 AM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

PEDIGO & SAINDON