This instrument was prepared by
Raymond H. Darrow, Attorney
American Trust Building
Nashville, Tennessee

WARRANTY DEED

BOOK 4274 PAGE 746

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald A. Theuer, et ux	Donald A. Theuer	FH-21190
(NAME:)	(NAME:)	
Saxon Drive	Saxon Drive	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Eleven Thousand Eight Hundred Seventy-five and No/100----------($11,875.00)---------- *DOLLARS*

cash in hand paid by Donald A. Theuer and wife, Lilbrune R. Theuer, the receipt of which is hereby acknowledged,

We, John H. Tressler, Jr. and wife, Joan L. Tressler

have bargained and sold, and by these presents do transfer and convey unto the said Donald A. Theuer and wife, Lilbrune R. Theuer, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 7th Civil District of said County, in the City of Forest Hills, being lot No. 33 on the Plan of Hillmont Estates, Section 2, of record in book 3700, page 130, Register's Office for said County, and described as follows

Beginning at a point in the westerly margin of a 30-foot roadway and public utility easement, said point being in the easterly line of lot No. 29, and a corner to lot No. 34 on the above referred to plan; thence south 77° 49' east 68.6 feet to a point in the west line of Stephen Sisney and a corner to said lot No. 34; thence south 29° 56' west 791.1 feet with said Sisney's line to a point, said point being the southeast corner of lot No. 32, thence north 14° 04' west 372.1 feet with the easterly line of said lot No. 32 to a point in the rear line of lot No. 31; thence north 61° 53' east 94.8 feet to the common rear corner of lot No. 30 and 31; thence north 61° 17' east 150.0 feet to a point in the rear line of lot No. 30, thence north 48° 08' east 163.9 feet to a point in the southerly line of lot No. 29 and being a corner of lot No. 30; thence south 59° 37' east 22.2 feet to the southeast corner of lot No. 29; thence north 26° 30' east 138.7 feet to the point of beginning, containing 2.30 acres, more or less.

Being the same property conveyed to John H. Tressler, Jr. and wife, Joan L. Tressler, by deed from Estes-Taylor Company, of record in book 4197, page 209, Register's Office for said County.

This conveyance is made subject to ten-foot easement for public utility and drainage along the easterly line of premises, 30-foot private

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 11,875.00

Affiant

Subscribed and sworn to before me, this the 23 day of Sept 1968

Notary Public

My commission expires: Aug 1 1971

(Affix Seal)

roadway and public utility easement across premises, easement for water and gas lines across premises, 130-foot building setback line from the western boundary line of premises, and conditions of owners certificate as shown on plan of record in book 3700, page 130, Register's Office for Davidson County, Tennessee, to restrictive covenants contained in an instrument of record in book 4145, page 8, Register's Office for said County.

Accepting this Deed, Grantees covenant to pay for said lot described herein and hereby conveyed, one-ninth of maintenance and upkeep of the private 30' roadway public utility easement and all parts thereof, shown on Plan of Hillmont Estates, Section II, Book 3700, Page 130, Register's Office, Davidson County.

This covenant shall run with the land and to secure the performance thereof, a lien is retained in favor of Gantor and its assigns.

unimproved (X)
This is impr ved ( ) 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 Donald A. Theuer and wife, Lilbrune R. Theuer, their ..... *heirs and assigns, forever.*

And We *do covenant with the said* Donald A. Theuer and wife, Lilbrune R. Theuer, their *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.*

And we, John H. Tressler, Jr. and wife, Joan L. Tressler ..... *do further covenant and bind* ourselves, our ..... *heirs and representatives, to warrant and forever defend the title to the said land to the said* Donald A. Theuer and wife, Lilbrune R. Theuer, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* ~~5th~~ 11th *day of* September, *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.*

X John H. Tressler Jr.

X Joan L. Tressler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* [illegible] .....

.....

.....

*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* .....

day of ....., *19*68.....

....., *Notary Public.*

Commission Expires .....

STATE OF Ohio .....
COUNTY OF Cuyahoga .....

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* John H. Tressler, Jr. and wife, Joan L. Tressler .....

.....

*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 Cleveland Hills Ohio ....., *this* 11th .....

day of September ....., *19* 68

A. Irene Gruzd ..... *Notary Public.*

A. IRENE GRUZD, Notary Public
My Commission Expires June 20, 1971

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 .....

OCT-4 68	CONV	11,875.00			
OCT-4 68 S'TAX			A*	30.94	
OCT-4 68 PR'FEE			A*	.50	
OCT-4 68	W'DEED		A*	6.00	* 37.44

A 15557

WARRANTY DEED

FROM

John H. Tressler, et ux

TO

Donald A. Theuer, et ux

IDENTIF. REFERENCE

OCT 4 8 59 AM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. 23rd & Union

NASHVILLE, TENNESSEE