WARRANTY DEED

BOOK 4286 PAGE 225

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
John C. Katz and wife,	Security Federal Sav. & Loan Assn.	Map. 117-5
Nancy Pearre Katz	(NAME)	
3447 Hampton Avenue	500 Union Street	Par. 101
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pd

This instrument was prepared by: David Rutherford, Attorney, Nashville, Tennessee.

FOR AND IN CONSIDERATION of the sum of ($10.00)

- - - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - *Dollars,*

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged, and the assumption by the grantees herein, of an unpaid principal balance of $ of an original note dated December 1, 1965, in the amount of $17,900.00, which note is secured by a Deed of Trust executed by J. W. Pearre and wife, to Everett A. Covington, Jr., Trustee, of record in book 3964, page 5, Register's Office for Davidson County, Tennessee.

I, Isabelle Buckner Pearre, a widow

have this day bargained and sold, and do hereby transfer and convey unto John C. Katz and wife, Nancy Pearre Katz, their

certain real estate in Davidson County, Tennessee, as follows: *(successors), heirs and assigns,*

A tract of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being described according to a survey made by James A. Hamilton, Jr., Surveyor, May 20, 1953, as follows:
Beginning in the center of Hampton Avenue at a point 100 feet east of the northwest corner of the property conveyed to Virginia Lee Estes by deed from L. H. Farris and wife, of record in book 1025, page 78, Register's Office for said County; thence with the center of said Avenue, north 89 degrees east 100 feet; thence south 5 degrees 49' 16" east 282.6 feet to an iron pin; thence north 88 degrees 14' 40" west 100.52 feet to an iron pin; thence north 5 degrees 49' 16" west 277.65 feet to the beginning.

Being the same real property conveyed to J. W. Pearre and wife, Isabelle Buckner Pearre by deed from Katherine B. Jones, of record in book 2142, page 553, said Register's Office, the said J. W. Pearre having since died.

This conveyance is made subject to easement for right-of-way of Hampton Avenue lying within boundaries of premises.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 22,500.00

Subscribed and sworn to before me, this the 26th day of August 19 68.

Affiant Nancy P. Katz

My commission expires: October 18, 1971.
(Affix Seal)

Notary Public

This is unimproved ( )
This is improved ( ) property, known as (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said John C. Katz and wife, Nancy Pearre Katz, their *(successors), heirs and assigns forever.* I *covenant that* I am *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 above set out.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* John C. Katz and wife, Nancy Pearre Katz, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand* s *this* 26th *day of* August, 1968.

Isabelle Buckner Pearre

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Calvin L. Lehew, *a Notary Public in and for said County and State,* Isabelle Buckner Pearre, *the within named bargainor, 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* 6th *day of* November, *19*68.

Commission expires October 18, 1971. *Notary Public*

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 .....

NOV 13 68	CONV	22,500.00				
NOV 13 68	S'TAX		A*	58.50		
NOV 13 68	PR'FEE		A*	.50		
NOV 13 68	W'DEED		A*	3.00	*	62.00

WARRANTY DEED

FROM
Isabelle Buckner Pearre
TO.
John C. Katz et ux

File: Security Fed. box

A 20543

IDENTIF. REFERENCE

Nov 13 2 51 PM '68

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
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NASHVILLE, TENNESSEE