TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:

(NAME)

(STREET ADDRESS OR ROUTE NUMBER)

(CITY) (P. O. ZONE) (STATE)

SEND TAX BILLS TO BOOK 4294 PAGE 953

First Federal S & L Assn.
(NAME)

Fourth at Union
(STREET ADDRESS)

Nashville, Tennessee 37219
(CITY) (ZONE) (STATE)

MAP-PARCEL NUMBERS:

15D-10610

Mpp. 72-7

Pcl. 118

pw

For and in consideration of the sum of ----------($10.00)----------Ten and No/100-------- DOLLARS

cash in hand paid by A. Kenneth Traughber and wife, Peggy M. Traughber

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Nell M. Hopkins, unmarried,

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, 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. 4 on the Plan of L. A. Warren's re-subdivision of Block "C" in R. M. Dudley's Subdivision, as of record in Book 843, page 102, Register's Office for said County.

Said Lot No. 4 fronts 70 feet on the westerly side of Riverside Boulevard and runs back 175.5 feet on the southerly line and 150 feet on the northerly line with the southerly margin of Kirkland Avenue to a dead line and measures 51 feet thereon.

Being the same property conveyed to George L. Hopkins and wife, Nell M. Hopkins, by deed from L. A. Warren and wife, as of record in Book 1020, page 79, said Register's Office, the said George L. Hopkins having since died.

This conveyance is subject to restrictions, easements and set-back lines applicable to said property and taxes for the year 1968 which have been prorated and assumed by the Grantees.

This is unimproved ( ) improved (X) property, known as 2344 Riverside Drive, Nashville, Tennessee 37216
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 16th day of December 19 68

Nell M. Hopkins

This instrument prepared by
STEPHENSON, LACKEY, HOLMAN & ARCHER
First Federal Building
Nashville, Tennessee 37219

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, , a Notary Public in and for said County and State, the within named Nell M. Hopkins, unmarried, the bargainors, 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 16th day of December, 19 68

Commission expires Notary Public

TENNESSEE TITLE COMPANY

Warranty Deed

FROM

NELL M. HOPKINS

To

A. KENNETH TRAUGHBER & WIFE
PEGGY M. TRAUGHBER

REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

1004

PLEASE MAIL TO Mr. A.K.Traughber, P.O.Box 344, Madison, Tenn., 37115

BOOK 4294 PAGE 954

A 2 4 3 5 6

IDENTIF. REFERENCE

DEC 17 3 25 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DEC 17 68	CONV	12,500.00			
DEC 17 68 S'TAX			B*	32.50	
DEC 17 68 PR'FEE			B*	.50	
DEC 17 68	W'DEED		B*	3.00	* 36.00

I hereby [illegible] record and do swear to the [illegible] best of my knowledge and belief the true and actual consideration for the [illegible] property interest herein transferred is $ 12,500.00

State of Tennessee)
County of Davidson) Affiant

Sworn to and subscribed before me this 16 day of December, 1968.

My commission expires: [illegible]

Notary Public, in and for the aforesaid State and County.