BOOK 4305 PAGE 198

This instrument was prepared by Robert F. Hedgepath, Attorney at Law, 5203 Charlotte Ave. Nashville, Tennessee.

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Charles David Sigler et ux	First & Mid South Mfg.	Map 104-3
(NAME)	(NAME)	
504 Landau Drive	410 Union Street	Par 78
(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 TEN DOLLARS ($10.00), cash in hand paid by Michael Wayne Blackwell, and other good and valuable considerations, the receipt of all which is hereby acknowledged. *Dollars,*

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

Michael Wayne Blackwell

have this day bargained and sold, and do hereby transfer and convey unto the said Charles David Sigler, and wife, Mary Exie Sigler

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

Being Lot No. 1274, on the Plan of Charlotte Park, Section 18, as of record in Book 3600, page 51, Register's Office for said County. Said Lot No. 1274 fronts 72.82 feet on the northeasterly side of Landau Drive and extends back 137.3 feet on the northwesterly line and 109.3 feet on the southeasterly line, to a broken line in the rear, measuring 87.60 feet. Being the property conveyed to Michael Wayne Blackwell, of record in Book 4237, page 474, and re-record in Book 4237, page 702, Register's Office for Davidson County, Tennessee. Conveyance of this Property is made subject to restrictions contained in an instrument of record in Book 3765, page 130, said Register's Office; and the plan of record in Book 3600, page 51, said Register's Office, shows an Owner's Certificate, a 30 foot minimum building setback line from Landau Drive, and an 8 foot easement for public utility purposes along the northeasterly line of said lot.
Conveyance is also subject to rights, conditions, obligations, and restrictions contained in an instrument of record in Book 3593, page 566, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Subscribed and sworn to before me, this the _____ day of _____ 19_____

Affiant

My commission expires: _____ (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 504 Landau Drive, Nashville, Tennessee
(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 Charles David Sigler, and wife, Mary Exie Sigler *(successors), heirs and assigns forever.* I *covenant that* I *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Charles David Sigler, and wife, Mary Exie Sigler *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 27th *day of* January, 19 69 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Michael W. Blackwell

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Edward C. White, *a Notary Public in and for said County and State,* Michael Wayne Blackwell

the within named 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 Nashville, *Tennessee, this* 27th *day of* January, *19*69.

Edward C. White
Notary Public

Commission expires 4-25-70

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 ....., *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 .....

...at the actual con... ...ter is $15500.00

Subscribed and sworn to before me this 28 day of Jan. 69

Charles David Tigler

Deputy Register

JM28[illegible]	CONV	15,500.00			
JM28[illegible]S'TAX			A*	40.30	
JM28[illegible]PR'FEE			A*	.50	
JM28[illegible]	W'DEED		A*	3.00	* 43.80

WARRANTY DEED

FROM
Michael Wayne Blackwell

TO
Charles David Tigler and wife, Mary Ann Tigler

A 28285

IDENTIF. REFERENCE

JAN 28 9 55 AM '69

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