FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,000.00

Maurice Karr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF January, 19 69

Mrs. Christine Lowe
Notary Public

MY COMMISSION EXPIRES: My Commission Expires MAY 10, 1972

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Henry K. Buckner, Jr., Attorney, 3937 Gallatin Road, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maurice Karr , Trustee (NAME)	Maurice Karr, Trustee (NAME)	Map 129-G Pat. 32
164 Carnavon Drive (STREET ADDRESS OR ROUTE NUMBER)	164 Carnavon Drive (STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James M. Fischer, Jr., Trustee, with full power to transfer, convey and mortgage without the joinder of any beneficiary,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Maurice Karr, Trustee, with full power to sell, transfer, convey, mortgage or encumber without the joinder of a beneficiary

HEREINAFTER CALLED THE 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. 137 on the Plan of West Meade Park, Inc., Section 4, as of record in Book 3300, pages 68 and 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 137 fronts 143.5 feet on the northeasterly side of Ellwood Court and extends back 379.6 feet on the northwesterly line and 219.8 feet on the southeasterly line to a dead line, measuring 238 feet thereon.

Being the same property conveyed to James M. Fischer, Jr., Trustee with full power to transfer, convey, mortgage without the joinder of any beneficiary by deed from West Meade Park Corporation, of record in Book 4078, page 210, Register's Office for Davidson County, Tennessee.
Subject to:
Easements, building setback lines and conditions of owners certificate as shown on plan of record in Book 3300, pages 68 and 69, Register's Office for Davidson County, Tennessee and
Restrictive covenants contained in an instrument of record in book 3102, page 381, as amended by instruments of record in book 3508, page 382, and book 4119, page 926, ma made applicable to premises by instrument of record in book 3401, page 611, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as Lot 137, Ellwood Court, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 my hand this 3rd day of January, 19 68

James M. Fischer, Jr. Trustee

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mrs. Christine Branch, a Notary Public in and for said County and State, the within named James M. Fischer, Jr., Trustee

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2nd day of January 19 69

My Commission Expires MAY 10, 1972

Mrs. Christine Branch
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

MAIL TO: JIM STEVENS REALTY, AUCTION
3937 GALLATIN RD. NASHVILLE, TENN.

WARRANTY DEED

FROM
James M. Fischer, Jr., Trustee

TO
Maurice Karr, Trustee

A 30067

IDENTIF. REFERENCE

FEB 10 3 37 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB10'69	CONV	*4,000.00			
FEB10'69	S'TAX		A*	10.40	
FEB10'69	PR'FEE		A*	.50	
FEB10'69	W'DEED		A*	3.00	* 13.90