# WARRANTY DEED

BOOK 4323 PAGE 357

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Harry J. Bandy, et ux | SAME | MAP 145-G |
| (NAME) | (NAME) | PAR. 3 |
| 5871 Fredricksburg Drive | | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee | | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of* ---------- Ten (10) Dollars ----------

---------- *DOLLARS*

and other good and valuable consideration the receipt of which is hereby acknowledged, we,

Fredrick Russell Starr and wife, Frances Williams Starr

*have bargained and sold, and by these presents do transfer and convey unto the said* Harry J. Bandy and wife, Mae D. Bandy, 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. 11 on the plan of Laurel Ridge, Section 2, as of record in Book 3600, Page 8, Register's Office for said County.

Said Lot No. 11, fronts 228.8 feet on the northerly side of Fredricksburg Drive and extends back 362 feet on the easterly line and 316.8 feet on the westerly line to a dead line, measuring 251.2 feet thereon, containing 1.70 acres, more or less.

Being the same property conveyed to Fredrick Russell Starr and wife, Frances Williams Starr by deed in Book 4115, Page 416, said Register's Office.

Included in this conveyance are all rugs, draperies and appliances located at the residence.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 69,000.00

Subscribed and sworn to before me, this the 20th day of April 1969

Affiant

My commission expires: 7/20/71 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 5871 Fredricksburg Drive (House Number) (Street) P. O. Address: Nashville (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* Harry J. Randy and wife, Mae D. Randy their *heirs and assigns, forever.*

*And* we *do covenant with the said* Harry J. Randy and wf., Mae D. Randy *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.* Except for easements, building set-back line and conditions of owner's certificate, all on plan of record in Book 3600, Page 8; restrictive convenants in deed to Grantors, of record in Book 3611, Page 510; all Register's Office for Davidson County, Tennessee; and 1968 property taxes pro-rated date of deed and assumed by purchaser, and the 1969 property taxes prorated date of recordation of deed and assumed by

*And* We, Fredrick Russell Starr and wife, Frances Williams Starr purchasers, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* our *hands this* 2nd *day of* DECEMBER, *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.*

Fredrick Russell Starr

Frances Williams Starr

This Instrument prepared by William F. Howard, Attorney, 200 American Trust Building, Nashville, Tennessee

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STATE OF ~~TENNESSEE~~ Connecticut
COUNTY OF ~~DAVIDSON~~ New Haven } ss WATERBURY

*Personally appeared before me,* HEMINWAY MERRIMAN Jr. *a Notary Public in and for said County and State, the within named* Fredrick Russell Starr and wife, Frances Williams Starr

*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* Waterbury, Connecticut, ~~Tennessee~~, *this* 24 *day of* DECEMBER, *19* 68.

Heminway Merriman Jr., *Notary Public.*

*Commission Expires* 1972.

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STATE OF .....
COUNTY OF .....

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

*the 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* ....., *this* ..... *day of* ....., *19*.....

....., *Notary Public.*

*Commission Expires* .....

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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* .....

# WARRANTY DEED

FROM

Fredrick Russell Starr and wife, Frances Williams Starr

TO

Harry J. Bandy and wf., Mae D. Bandy

A 36263

IDENTIF. REFERENCE

APR 4 11 39 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR-4-69 CONV 69,000.00
APR-4-69 STAX A* 179.40
APR-4-69 RFEE A* .50
APR-4-69 RDEED A* 6.00 * 185.90

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Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE