THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG.
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

BOOK 4326 PAGE 395

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. & Mrs. James S. Derrick (NAME)	Dobson & Johnson, Inc. (NAME)	Map 117-8
2916 Oakland Avenue (STREET ADDRESS OR ROUTE NUMBER)	11th Floor J. C. Bradford Bldg. (STREET ADDRESS)	Par. 109
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----10.00----

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

Cash in hand paid by James S. Derrick and wife, Linda T. Derrick , and other good and valuable considerations, the receipt of which is hereby acknowledged.

I, Margaret Schatz,

have this day bargained and sold, and do hereby transfer and convey unto the said

We, James S. Derrick and wife, Linda T. Derrick

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the northerly part of lot No. 16 and the southerly part of lot No. 17 on the map of Belmont Terrace, as of record in book 421, page 101, Register's Office for said County, and described as follows:

Beginning at an iron pin in the easterly margin of Oakland Avenue, said iron pin being located 50 feet northerly from the common corner of lots Nos. 16 and 17, being the southwest corner of the property conveyed to Jesse D. Roberts and wife, et al, in book 1371, page 25, said Register's Office; thence easterly with the boundary of said Robert's land 172 feet to an iron pin in the westerly margin of a 15-foot alley, being the southeast corner of said Robert's land and 91.26 feet northerly from an iron pin located at the northwesterly intersection of said alley with Primrose Avenue; thence southerly with the margin of said alley 45.63 feet to a point; being the northeast corner of a lot conveyed to Frank J. Hostettler, Jr. and wife, of record in Book 4235, page 950, Register's Office for said County; thence with the boundary of said Hostettler lot westerly 174 feet to a point in the easterly margin of Oakland Avenue; being the northwest corner of the said Hostettler lot and the common corner of lots Nos. 16 and 17; thence northerly with the margin of Oakland Avenue 50 feet to the beginning.

Being the same property conveyed to Margaret Schatz by deed from Corrille Beard Bradley, of record in book 2928, page 611, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 12,850.00

Subscribed and sworn to before me, this the 11th day of April 19 69

Affiant

My commission expires: 11-30-70 (Affix Seal)

Notary Public

This is { unimproved ( ) / 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

James S. Derrick and wife, Linda T. Derrick

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.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said*

James S. Derrick and wife, Linda T. Derrick, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness hand this 11th *day of* April, 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.*

X Margaret Schatz

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Thelma R. Williams, *a Notary Public in and for said County and State,* Margaret Schatz

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* 11th *day of* April, *19* 69

Thelma R. Williams *Notary Public*

Commission expires 11-30-70

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 ..... 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 .....

APR 17 69	CONV	12,850.00			
APR 17 69	S'TAX		B*	33.28	
APR 17 69	PR'FEE		B*	.50	
APR 17 69	W'DEED		B*	3.00	* 36.78

WARRANTY DEED

FROM
Margaret Schatz
TO
James S. Derrick, et ux

A 37537

IDENTIF. REFERENCE

APR 17 12 32 PM '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