This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED

TTC-210252

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
104-16-75	Andrew J. Karasci and Aaron C. Powers	Noel-Palmer Mortgage Co., Inc. 602 Stahlman Building Nashville, Tennessee
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
24W-8790	1804 Ashwood Avenue	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

JOHN D. FREEMAN and wife, LANDIS B. FREEMAN, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ANDREW J. KARASCI AND AARON C. POWERS,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the East 25 feet of Lot No. 139 and the west 25 feet of Lot No. 140 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights, as of record in Book 332, page 117.

Said parts of said lots adjoin and front together 50 feet on the northerly side of Ashwood Avenue and run back between parallel lines, 175 feet to an alley.

Being the same property conveyed to John D. Freeman and wife, Landis B. Freeman, by deed from Thomas E. Paysinger and wife, as of record in Book 4197, page 824.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for 1969 Metro taxes.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 17th day of June, 1969.

Landis B Freeman
Landis B. Freeman

John D. Freeman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4343 PAGE 384

Before me, Sandy Meade Moore, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named John D. Freeman and wife, Landis B. Freeman,

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 Nashville, Tennessee, this, the 17 day of June, 1969.

My commission expires: 11-26-69

Sandy Meade Moore Jr
Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF June, 1969

MY COMMISSION EXPIRES: April 26, 1970 (AFFIX SEAL)

Notary Public

WARRANTY DEED
REF: kg
6-2102-4

FROM JOHN D. FREEMAN and wife

TO ANDREW J. KARASCI and CARROLL C. POWERS

A 44939

IDENTIF. REFERENCE

JUN 19 11 21 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN 19	CONV	18,950.00			
JUN 19	S'TAX		A*	49.14	
JUN 19	FEE		A*	.50	
JUN 19	W'DEED		A*	3.00	* 52.64

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public