WARRANTY DEED

BOOK 4319 PAGE 396

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dr. Paul E. Teschan, etux	SAME	Map 130-15
(NAME)	(NAME)	Par. 48
2710 Hemmingway Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		Pd
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ---------- TEN ($10.00) ---------- *Dollars,* other good and valuable consideration and the assumption of the balance due on a note secured by a Deed of Trust from William L. Caldwell, etux to Edwin S. Gardner, Trustee, dated _____ as of record in Book 4016, Page 730, Register's Office for Davidson County, Tennessee and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, we, William L. Caldwell and wife, Joanne Theron Caldwell

have this day bargained and sold, and do hereby transfer and convey unto the said Dr. Paul E. Teschan and wife, Patricia P. Teschan, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 6 of Block "I" on the Plan of Tyne Meade, Section 3, as of record in Book 1424, Pages 12, 13 and 14, Register's Office for said County.

Said Lot No. 6 fronts 200 feet on the northerly side of Hemingway Drive and extends back between parallel lines 220 feet to a dead line.

Being the same real property conveyed to William L. Caldwell and wife, Joanne Theron Caldwell by deed from Robert W. Noyes and wife, Mary H. Noyes, of record in Book 4016, Page 728, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 42,500.00

Subscribed and sworn to before me, this the 14 day of July 19 69

Affiant William F. Howard

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

Notary Public Nancy P. Walker

This is unimproved ( ) improved (X) property, known as 2710 Hemmingway Drive (House Number) (Street) P. O. Address: Nashville (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Dr. Paul E. Teschan and wife, Patricia P. Teschan, their *(successors), heirs and assigns forever.* we *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except as stated above and for 1969 property taxes prorated July 15, 1969 and assumed by purchaser

we *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Dr. Paul E. Teschan and wife, Patricia P. Teschan, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 14th day of July, 1969, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William L. Caldwell
WILLIAM L. CALDWELL

Joanne Theron Caldwell
JOANNE THERON CALDWELL

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

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Josephine T. McNamara, *a Notary Public in and for said County and State,* William L. Caldwell and wife, Joanne Theron Caldwell, *the within named bargainors, 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, Davidson County *Tennessee, this* 14th *day of* July, *1969.*

Josephine T. McNamara *Notary Public*

Commission expires 7-22-72

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 .....

JUL 14 CONV 42,500.00
JUL 14 STAX C* 110.50
JUL 14 RFEE C* .50
JUL 14 WDEED C* 3.00 * 114.00

WARRANTY DEED

FROM
William L. Caldwell and wife, Joanne Theron Caldwell

TO

Paul E. Teschan and wife, Patricia P. Teschan

A 47525

IDENTIF. REFERENCE:

JUL 14 3 56 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