BOOK 4352 PAGE 345 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 19,500.00

Maurice Karr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF July 19 69

S. Ralph Gordon
Notary Public

MY COMMISSION EXPIRES: 10-23-71

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

S. Ralph Gordon, Attorney, Parkway Towers, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra G. Faust (NAME)	Same (NAME)	Map 123-B
448 Benita Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pcl. 86
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Pd

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, I, Maurice Karr, Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sandra G. Faust, ~~unmarried~~ a widow

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. 40 on the Plan of Windsor Park Subdivision, of record in Book 3600, page 64, Register's Office for said County, to which plan reference is here made for a more particular description.

BEING part of the same property conveyed to Maurice Karr, Trustee, with full authority to mortgage, sell or convey without joinder of beneficiaries, by deed from Windsor Development Co., of record in book 4253, page 269, Register's Office for Davidson County, Tennessee.

This is ~~unimproved~~ (X) improved property, known as 448 Benita Drive (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37211 (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 18th day of July, 19 69

Maurice Karr Trustee

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, The Undersigned, a Notary Public in and for said County and State, the within named Maurice Karr, 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 _____, Tennessee, this 12 day of July 19 69

Commission expires 10-23-71

A. Ralph Gordon
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 M Karr
164 Cameron Place
Nash. 37205

WARRANTY DEED

FROM
Maurice Karr, Trustee

TO
Sandra G. Faust

A 48427

IDENTIF. REFERENCE

JUL 23 12 58 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL 23	CONV	19,500.00			
JUL 23	STAX		A*	50.70	
JUL 23	PRTFEE		A*	.50	
JUL 23	WDEED		A*	3.00	* 54.20