WARRANTY DEED

BOOK 4386 PAGE 631

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mrs. W. M. Christie		Map. 104-12
(NAME) 2002 21st Avenue South	(NAME) Same	Par. 90
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pat

FOR AND IN CONSIDERATION of the sum of Twenty Six Thousand One Hundred Fifty and no/100 ----------($26,150.00) ---------- *Dollars,*

of which $20,000.00 has been paid in cash by Mrs. W. M. Christie, the receipt of which is hereby acknowledged, and for the remainder the said Mrs. W. M. Christie has assumed and agrees to pay the unpaid balance of $6,150.00 of an original indebtedness of $12,000.00 secured by deed of trust of record in book 3547, page 416, Register's Office for Davidson County, Tennessee,

We, Thomas B. Zerfoss, Jr. and wife, Jeanne Pilkerton Zerfoss,

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

Mrs. W. M. Christie, her

(successors), heirs and assigns,

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

Being Lots Nos. 1 and 2 on the Plan of Calhoun's Subdivision, as of record in book 161, page 156, Register's Office for said County.
Said Lots Nos. 1 and 2 front together 100 feet on the easterly side of 21st Avenue South, formerly Broad Street, as widened, and run back between parallel lines, with the southerly margin of Portland, formerly Overall, Avenue, 156 feet, more or less, to an alley.
Being the same property conveyed to Thomas B. Zerfoss, Jr. and wife, Jeanne Pilkerton Zerfoss, by deed from Shelby T. Gregory and wife, of record in book 1977, page 333, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 26,150.00

Subscribed and sworn to before me, this the 9th day of December 19 69

Affiant

My commission expires: June 6, 1972 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 2002 21st Avenue South, Nashville, Tennessee
(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

Mrs. W. M. Christie, her

(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 by deed of trust as above set out.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Mrs. W. M. Christie, her

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

Witness our *hand* s *this* 9th *day of* December 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*

Jeanne Pilkerton Zerfoss
Thomas B. Zerfoss Jr.

This Instrument Was Prepared By
Harvey W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, WILLIAM I. EDWARDS III, *a Notary Public in and for said County and State,* Thomas B. Zerfoss, Jr. and wife, Jeanne Pilkerton Zerfoss,

the within named 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 11th *day of* December, *is* 69

My Commission Expires December 5, 1972

Commission expires .....

Notary Public

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* ....., *is* .....

.....
Notary Public

Commission expires .....

Guaranty Deed 2/6/64

WARRANTY DEED

FROM

Thomas B. Zerfoss, Jr. et ux.

TO

Mrs. W. M. Christie

A 63612

IDENTIF. REFERENCE

DEC 15 3 18 PM '69

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

DEC 15 69	CONV	26,150.00				
DEC 15 69	S'TAX		8*	67.86		
DEC 15 69	PR'FEE		8*	.50		
DEC 15 69	W'DEED		8*	3.00	*	71.36