WARRANTY DEED BOOK 4395 PAGE 81

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Philip H. Tritschler (NAME)	Fidelity Federal S & L Association (NAME)	Map 117-4
2608 Oakland Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Pdr. 96
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	pw

FOR AND IN CONSIDERATION of the sum of FOURTEEN THOUSAND NINE HUNDRED FIFTY AND NO/100 ($14,950.00)----------Dollars, and wife, Frances K. Tritschler cash in hand paid by Philip H. Tritschler, the receipt of which is hereby acknowledged,

I, Nettie Lea Roberson Benson

have this day bargained and sold, and do hereby transfer and convey unto the said Philip H. Tritschler, ~~his~~ and wife, Frances K. Tritschler their ~~heirs~~, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being the northerly 50 feet of the southerly 55 feet of Lot No. 193 in Belmont Land Company's Plan of Lots, called "Belmont Heights" as of record in Book 421, page 34, Register's Office for said County.

Said part of Lot No. 193 fronts 50 feet on the easterly side of Oakland Street and runs back between parallel lines 175 feet to an alley,

Being the same property conveyed to Nettie Lea Roberson by deed from Charlotte E. Fuller of record in Book 3128, page 635, said Register's Office.

The said Nettie Lea Roberson and Nettie Lea Roberson Benson are one and the same person.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 14,950.00

Subscribed and sworn to before me, this the 29th day of January 19 70

Affiant Philip H. Tritschler

My commission expires: [illegible] 20, 1972 (Affix Seal)

Notary Public Dorothy D. Fulton

This is unimproved ( ) improved ( ) property, known as 2608 Oakland Drive, 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 Philip H. Tritschler, ~~his~~ and wife, Frances K. Tritschler their ~~heirs~~, heirs and assigns forever. We ~~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.

We ourselves, our ~~my~~ heirs and representatives, to warrant and

Our further covenant and bind ~~myself, my~~ forever defend the title to said real estate to said Philip H. Tritschler, ~~his~~ AND WIFE, Frances, K. Tritschler ~~(obligations)~~, heirs and assigns, against the lawful claims of all persons.

Witness our ~~my~~ hand s this 29th day of January, 19 70 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Nettie Lea Roberson Benson

This Instrument Was Prepared By

Delwen W. Pedigo

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

BOOK 4395 PAGE 82

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Dorothy D. Foster, *a Notary Public in and for said County and State,* Nettie Lea Roberson Benson

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* 29th *day of* January, *19* 70

Dorothy D. Foster *Notary Public*

Commission expires FEB 10, 1972

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 .....

018,907-2

WARRANTY DEED

FROM

NETTIE LEA ROBERSON BENSON

TO

PHILIP H. TRITSCHLER, ET UX

JAN30 70 CONV 14,950.00
JAN30 70 S'TAX A* 38.74
JAN30 70 PR'FEE A* .50
JAN30 70 W'DEED A* 3.00 * 42.24

A 67464

IDENTIF. REFERENCE

Jan 30 2 39 PM '70

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

PEDIGO & SAINDON