WARRANTY DEED

BOOK 4399 PAGE 262

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ruth O. Prenzel (NAME)	Home Federal Savings & Loan (NAME)	Map 104-5
3612 Central Ave. (STREET ADDRESS OR ROUTE NUMBER)	Life & Casualty Tower (STREET ADDRESS)	Pac 291
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Pal

FOR AND IN CONSIDERATION of the sum of Eighteen Thousand Two Hundred and No/100 ($18,200.00) ---------- *Dollars,*

of which $11,293.75 has been paid in cash by Ruth O. Prenzel, the receipt of which is hereby acknowledged and the said Ruth O. Prenzel assumes and agrees to pay the unpaid balance of $6,906.25 of an original indebtedness of $10,500.00, secured by deed of trust of record in book 3566, page 533, Register's Office for Davidson County, Tennessee,

we, Sebastian Tine and wife, Matilda Tine

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

Ruth O. Prenzel, her

(successors), heirs and assigns,

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

Being Lot No. 249 and the westerly half of Lot No. 250 on the Plan of Richland Realty Company's Second Subdivision, Division "B", as of record in Book 332, page 92, Register's Office for said County. Said Lot No. 249 and the westerly part of Lot No. 250 front together 75 feet on the northerly side of Central Avenue and run back between parallel lines 200 feet to an alley.

Being the same property conveyed to Sebastian Tine and wife, Mitilda Tine, by deed from J. A. Carver and wife, of record in book 3154, page 289, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $18,200.00

Subscribed and sworn to before me, this the 26th day of February 1970

Affiant Mary Ensley, Agent

My commission expires: ~~My Commission Expires~~ April 21, 1971 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 3612 Central Avenue (House Number) (Street) Nashville, Tennessee 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

Ruth O. Prenzel, 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.*

we *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Ruth O. Prenzel, her

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

Witness our *hand* S *this* 26th *day of* February, 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.*

Sebastian Tine

Matilda Tine

This Instrument Was Prepared By

The Law Firm Fedige & Saicon
Stahlman Building, Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Raymond H Dorman, *a Notary Public in and for said County and State,* Sebastian Tine & wife, Matilda Tine

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 *this* 24th *day of* February, *19* 70

Raymond H Dorman *Notary Public*

Commission expires My Commission Expires April 21, 1971

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 .....

FEB24 70 CONV 18,200.00
FEB24 70 S'TAX B* 47.32
FEB24 70 PR'FEE B* .50
FEB24 70 W'DEED B* 3.00 * 50.82

WARRANTY DEED

FROM
Sebastian Tine et ux

TO
Ruth O. Prenzel

A 69274

IDENTIF. REFERENCE

FEB 24 9 40 AM '70

FELIX Z. WILSON JR. 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