WARRANTY DEED

BOOK 4402 PAGE 218

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. Edward L. Strasser	Same	Map 95-7
(NAME)	(NAME)	
2635 Pennington Bend Road		3D-12135
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel pw
Nashville, Tenn. 37214		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 (10.00)----------

---------- *Dollars,*
cash, and other good and valuable consideration, the receipt of all of which is hereby acknowledged;

FIRST AMERICAN NATIONAL BANK, as Executor under the will of WILL ANDREW STRASSER, has

for this day bargained and sold, and ~~do~~ does *hereby transfer and convey unto the said* EDWARD L. STRASSER, his

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 238 on the Plan of Merry Oaks, as of record in Book 1835, page 67 and 68, Register's Office for said County.

Said lot fronts 92 feet on the northwesterly side of McGavock Pike, and runs back between parallel lines, 307 feet to a dead line in the rear.

Being part of the property vested in First American National Bank, as Executor, under the will of Will Andrew Strasser, with power to sell and convey, as of record in Will Book 94, page 367, Probate Court Clerk's Office for Davidson County, Tennessee.

Said property is conveyed subject to restrictive covenants of record in Book 416, page 145, as amended in Book 1846, page 109, and restrictions in Book 1855, page 377, as amended in Book 1876, page 264, said Register's office; and subject to the limitations, easements, and owner's certificate as set out on the Plan of said Subdivision, of record in Book 1835, pages 67 and 68, and subject to easement to Metropolitan Government of record in Book 4286, page 845, Register's Office for said County.

THIS INSTRUMENT PREPARED BY:
O. B. Hofstetter, Jr., Attorney
Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 15,040.00

Subscribed and sworn to before me, this the 2nd day of March 19 70

Affiant

My commission expires: 11-13-73 (Affix Seal)

Notary Public

This unimproved (x) is improved (x) property, known as 258-260 McGavock Pike, 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 EDWARD L. STRASSER, his *(successors), heirs and assigns forever.* It *covenant that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* Taxes for 1970 to be pro rated and assumed by grantee.

It *further covenant and bind* itself, its assigns ~~heirs~~ and representatives, *to warrant and forever defend the title to said real estate to said* Edward L. Strasser, his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 2nd *day of* March, 1970, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

FIRST AMERICAN NATIONAL BANK AS EXECUTOR
under will of WILL ANDREW STRASSER,
By Deceased, but no further or otherwise

Trust Officer

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

.....

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at..... Tennessee, this.....day of....., 19.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Charlene Goodwin, *a Notary Public of the State and County aforesaid, personally appeared* B. L. Andrews, *with whom I am personally acquainted, and who, upon oath, acknowledged* him self *to be* Trust Officer *of the* First American National Bank, *the within named bargainor, a corporation, and that* he *as such* Trust Officer, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him self *as* Trust Officer.

Witness my hand and seal, at office in Nashville, Tennessee
this 4th *day of* March, *19* 70.

Charlene Goodwin *Notary Public*

Commission expires 10/20/70

MAR-9 70	CONV	15,040.00				
MAR-9 70	S'TAX		A*	39.00		
MAR-9 70	PR'FEE		A*	.50		
MAR-9 70	W'DEED		A*	3.00	*	42.50

WARRANTY DEED

FROM
FIRST AMERICAN NATIONAL BANK, EXECUTOR
TO
EDWARD L. STRASSER

A 70581

IDENTIF. REFERENCE

MAR 9 11 39 AM '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