WARRANTY DEED

BOOK 4405 PAGE 289

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arthur E. Druckenmiller, et ux (NAME:)	Same (NAME:)	9D 23060
7405 George Gaines Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map. 14A-10 Par. 55 PW
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Twenty-seven Thousand Five Hundred seventy-four & 17/100 ($27,574.17) - - - - - - - - - - - - - - - *DOLLARS*

of which $2700.00 was paid in cash receipt of which is hereby acknowledged, and the balance $24,874.17 is represented by a mortgage to Guaranty Mortgage Co. which is assumed by the purchasers,

We, William R. Weakley and wife Nancy J. Weakley

have bargained and sold, and by these presents do transfer and convey unto the said Arthur E. Druckenmiller and wife Tina L. Druckenmiller 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. 5 on the Map of Harpeth Estates, Section II, as of record in Book 4175, page 23, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of James Milton Court, said point being the common front corner of Lots Nos 5 and 6; thence in a northerly direction along said margin of James Milton Court, a distance of 16.0 feet to a concrete monument, which is the beginning of a curve; thence along said margin and curve, which radius is 100 feet, a distance of 58.57 feet to a concrete monument; thence continuing along said margin of James Milton Court a distance of 32.0 feet to a concrete monument, which is at the beginning of a curve; thence in a northeasterly direction around said curve, which radius is 25.00 feet, a distance of 39.27 feet to a concrete monument in the southerly margin of George Gaines Road; thence in an easterly direction along said margin of George Gaines Road, a distance of 95.36 feet to a concrete monument; thence leaving said margin of Goerge Gaines Road in a southerly direction, a distance of 100.0 feet to a concrete monument, said monument being at the rear corner of Lots Nos. 5 and 6; thence in a westerly direction along the line between said Lots, a distance of 103.9 feet to the point of beginning.

Being the same property conveyed to William R. Weakley and wife, Nancy J. Weakley, by deed from Smithson Construction Co., a partnership composed of Carl W. Smithson and William H. Smithson, of record in Book 4356, page

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $27,574.17

Affiant

Subscribed and sworn to before me, this the 17th day of March, A. D. 19 70

Notary Public

My Commission Expires May 6, 1972

(Affix Seal)

354, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements, and set back lines that are applicable to the above described property.

unimproved ( )
This is improved ( ) property, known as 7405 George Gaines Road, Nashville, Tenn.
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Arthur E. Druckenmiller, and wife Tina L. Druckenmiller, their *heirs and assigns, forever.*

And we *do covenant with the said* Arthur E. Druckenmiller and wife Tina L. Druckenmiller *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.*

And we, William R. Weakley and wife Nancy J. Weakley *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Arthur E. Druckenmiller and wife, Tina L. Druckenmiller their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness hands this 17th *day of* March, *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.*

Nancy J. Weakley

William R. Weakley

This instrument was prepared by
SUTHERFORD, CROCKETT, GUENTHER,
306 Nashville Bank and Trust Bldg.
Nashville, Tennessee 37201

This Instrument was prepared by
RUTHERFORD, CROCKETT, GUENTHER,
306 Nashville Bank and Trust Bldg.
Nashville, Tennessee 37201

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mabel Burkhalter, a Notary Public in and for said County and State, the within named William R. Weakley and wife Nancy J. Weakley

the 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 17th day of March, 1970.

Mabel Burkhalter, Notary Public.

Commission Expires May 6, 1972

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the 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....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

mail to O H Rutherford 1200 Nash Fr Bg

A 7 1 9 9 7

WARRANTY DEED

FROM
William R. Weakley, et ux

TO
Arthur E. Druckenmiller, et ux

IDENTIF. REFERENCE!

MAR 20 11 18 AM '70
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

MAR20⁷⁰	CONV	27,574.17				
MAR20⁷⁰S'TAX			A*	71.76		
MAR20⁷⁰PR'FEE			A*	.50		
MAR20⁷⁰	W'DEED		A*	6.00	*	78.26