TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO BOOK 4408 PAGE 747	MAP-PARCEL NUMBERS
Anthony F. Kotar, ET UX (NAME)	Mrs. E. M. Richardson (NAME)	11D-68710
421 Peter Pan Street (STREET ADDRESS OR ROUTE NUMBER)	1253 Dickerson Road South (STREET ADDRESS)	Map 52-9
Madison, Tennessee (CITY) (P. O. ZONE) (STATE)	Goodlettsville, Tennessee (CITY) (ZONE) (STATE)	Par 61

For and in consideration of the sum of $1,450.00
ONE THOUSAND FOUR HUNDRED FIFTY and no/100---------- DOLLARS

Cash in hand paid by the Grantees herein, the receipt of which is hereby acknowledged and for the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated May 24, 1967, executed by the Grantor herein, payable to Thelma H. Richardson and husband, for the original amount of $13,000.00, with interest at 6% per annum, both principal and interest payable $97.88 monthly, beginning June 1, 1967, and secured by a Vendor's lien retained in the deed of record in Book 4135, page 100, Register's Office for Davidson County, Tennessee.

I. CLARA H. DAVIS,
have bargained and sold, and by these presents do transfer and convey unto the said
ANTHONY F. KOTAR AND WIFE, GLADYS IOLA KOTAR

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:
Being Lot No. 1 on the Montague Subdivision, as of record in Book 843, page 79, Registe'rs Office for said County.
Said Lot No. 1 fronts 95 feet on the southeasterly side of Peter Pan Street, and extends back between parallel lines, along the northeasterly margin of Due West Avenue, 125 feet to a dead line.
Being the same property conveyed to Clara H. Davis, by deed from Thelma H. Richardson and husband, as of record in Book 4135, page 100, said Register's Office.

PREPARED BY
C. H. BRILEY, JR., ATTORNEY
320 UNION STREET
NASHVILLE, TENNESSEE 37219

unimproved ( )
This is improved (X) property, known as 421 Peter Pan Street Madison, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 7th day of May, 1968.

Clara H. Davis
CLARA H. DAVIS

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named CLARA H. DAVIS, the bargainors, 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 7th day of May, 1968.

Commission expires April 25, 1970 Notary Public L. D. Richards

TENNESSEE TITLE COMPANY

Warranty Deed
G-203284 dmc

FROM
Clara H. Davis

To
Anthony F. Kotar, ET UX
REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX

The actual consideration for this transfer or value of property (whichever is greater) is $1,450.00. This is equal to or greater than the property would bring at a fair and voluntary sale.
Gladys Iola Kotar

Sworn to and subscribed before me this 7th day of May, 1968.
L. D. Richards
My commission expires April 25, 1970.

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

FORM NO. 1008 - REVISED

BOOK 4408 PAGE 748

A 7 3 4 9 1

IDENTIF. REFERENCE

APR 6 12 36 PH '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR-6??	CONV	14,242.79			
APR-6??	S'TAX		A*	36.92	
APR-6??	PR'FEE		A*	.50	
APR-6??	W'DEED		A*	3.00	* 40.42