FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $7,500.00

Edith Frances Borchert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF May, 1970.

Douglas M. Bustraan
Notary Public At Large

MY COMMISSION EXPIRES: Nov. 1, 1973

(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue North
Nashville, Tennessee 37201
Loan #01599S-1

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mrs. Edith Frances Borchert (NAME) | Fidelity Federal Savings (NAME) & Loan Assoc. | Map 73-1 |
| 2720 Bobby Avenue (STREET ADDRESS OR ROUTE NUMBER) | 401 Union Street (STREET ADDRESS) | Par. 107 |
| Nashville, Tenn., 37216 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee (CITY) (STATE) (ZIP) | Cut |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, P. C. BORCHERT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EDITH FRANCES BORCHERT, a one-half undivided interest

HEREINAFTER CALLED THE GRANTEE~~S~~, ~~THEIR~~ her 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. 43 on the Map of Happy Valley, Section "C", not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, September 2, 1945, as follows:

Beginning on the southerly margin of Bobby Avenue at a point 400 feet east of the easterly margin of Cooper Lane, being the corner of Lots Nos. 42 and 43; thence with the line between said two lots, southwardly 140 feet to the northerly line of the McDonald Land; thence with said line eastwardly 75 feet to the corner of lots Nos. 43 and 44; thence with the line between said two lots northwardly 140 feet to the southerly margin of Bobby Avenue; thence with said Avenue westwardly 75 feet to the beginning.

Being the same property conveyed to P. C. Borchert, by deed from Homer Harris, of record in Book 1757, page 7, Register's Office for Davidson County, Tennessee, and being the same property which P. C. Borchert established a tenancy by the entirety with his wife, Edith Frances Borchert, of record in Book 1968, page 311, Register's Office for said County, the said parties having since divorced.

This is unimproved ( ) improved (X) property, known as 2720 Bobby Avenue, Nashville, Tennessee 37216
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 my hand this 13th day of May, 1970

P. C. Borchert

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Douglas M. Grisham, a Notary Public in and for said County and State, the within named P. C. Borchert

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of May 19 70

Commission expires Nov. 4, 1973

Douglas M. Grisham
Notary Public At Large

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

018,998-1

WARRANTY DEED

FROM P. C. BORCHERT

TO EDITH FRANCES BORCHERT

A 77451

IDENTIF. REFERENCE

MAY 14 2 23 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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|---|---|---|---|---|---|
| MAY 14 70 | CONV | *7,500.00 | | | |
| MAY 14 70 | S'TAX | | A* | 19.50 | |
| MAY 14 70 | PR'FEE | | A* | .50 | |
| MAY 14 70 | W'DEED | | A* | 3.00 | * 23.00 |