This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

ANDREW EWING, TRUSTEE

TO

JAMES W. TRAGESER, and wife,

MARY C. TRAGESER

For draftsman's use

This Instrument Prepared by:
BAILEY, EWING, DALE & COOPER, Attys.,
709-20 Nashville Bank & Trust Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jas. W. Trageser, et ux (NAME)	Same (NAME)	Map 128-14
8070 Regency DR. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 124
Nashville Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	pd

A881176

IDENTIF. REFERENCE

(FOR REGISTER'S USE)

AUG 27 10 53 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 26,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF August 1970

Notary Public

MY COMMISSION EXPIRES: April 22, 1972

(AFFIX SEAL)

For and in Consideration of the sum of Twenty-six Thousand ($26,000.00

DOLLARS

cash in hand paid to the undersigned, Andrew Ewing, Trustee, by James W. Trageser, and wife, Mary C. Trageser, receipt of which is hereby acknowledged, I, Andrew Ewing, Trustee,

have bargained and sold, and by these presents do transfer and convey unto the said James W. Trageser, and wife, Mary C. Trageser, their heirs and assigns, a certain tract or parcel of land in the 8th Civil District of Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 75 as shown on the Plan of Harpeth Park, Section Three, of record in Book 4175, page 14, Register's Office for Davidson County, Tenn.

Said Lot No. 75 fronts 86.50 feet on the southerly side of Arbor Drive, and 115.00 feet on the easterly side of Regency Drive, and measures 39.27 feet around the curve at the southeasterly corner of the intersection of Arbor Drive and Regency Drive; measures 111.50 feet along its southerly line, and 140.00 feet on its easterly line.

Being part of the same property conveyed to Andrew Ewing, Trustee, by deed from G. E. Horn, et ux, Annie Frost Horn, of record in Book 3796, page 639, Register's Office for said County.

Said Lot No. 75 is conveyed expressly subject to the following:

1. Taxes for the year 1970, which have been prorated, and payment thereof assumed by Grantees.
2. Restrictive Covenants of record in Book 4232, page 417, Register's Office for said County.
3. Said Plan of record in Book 4175, page 14, shows: (a) An Owner's Certificate; (b) a 40-foot minimum building setback line along Arbor Drive, and a 30-foot minimum building setback line along Regency Drive; (c) a 10-foot utility and drainage easement along the easterly line of said lot.
4. Grantees expressly assume the payment of the minimum monthly sewer charge in the amount of $1.50 of Harpeth Valley Utility District

Mail to Buyer

WD-2

This is unimproved ( ) improved (X) property, known as ---- (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 James W. Trageser, and wife, Mary C. Trageser, their heirs and assigns, forever.

And I do covenant with the said James W. Trageser, and wife, Mary C. Trageser, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except as heretofore set out.

And I, Andrew Ewing, Trustee, do further covenant and bind myself, my successors and assigns, heirs and representatives, to warrant and forever defend the title to the said land to the said James W. Trageser, and wife, Mary C. Trageser, their heirs and assigns against the lawful claims of all persons whomsoever., insofar as I, as Trustee, am authorized so to do, but no further or otherwise.

Witness my hand this 14th day of August, 1970

Andrew Ewing
Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Betty Poage, a Notary Public in and for said County and State, the within named Andrew Ewing, Trustee

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 14th day of August, 1970.

Betty Poage, Notary Public.

Commission expires 10-20-71

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ----, a Notary Public of the State and County aforesaid, personally appeared CONV 26,000.00, with whom I am personally acquainted, and who, upon oath, acknowledged AUG27'70 S'TAX A* 67.60 self to be AUG27'70 PRFEE A* .50 of the AUG27'70 DEED A* 3.00 * 71.10, the within named bargainor, a corporation, and that he as such ----, being authorized so to do, executed the foregoing instrument for the purpose therein conisined, 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 ----