This instrument prepared by:
Charles C. Trabue, III
26th Floor, L & C Tower
Nashville, Tennessee

BOOK 4453 PAGE 129

WARRANTY DEED

OK

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas F. Lance, Jr.	Same	Map: 144-3
(NAME:)	(NAME:)	
1057 Lynnwood Blvd.		Par: 8
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Field Book No. F H 05340
Nashville, Tenn.		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and No/100---------- *DOLLARS*

cash in hand paid by the hereinafter-named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the Grantees of the unpaid balance of a note executed by the Grantors herein and secured by a deed of trust executed by the Grantors herein to R. Bruce Robertson, Jr., Trustee, of record in Book 3589, page 381 Register's Office for Davidson County, Tennessee, we, Robert Teitlebaum and wife, Louise O. Teitlebaum

OCT 19 CONV 67,500.00
OCT 19 S'TAX A* 175.50
OCT 19 PR'FEE A* .50
OCT 19 W'DEED A* 6.00 * 182.00

have bargained and sold, and by these presents do transfer and convey unto the said Thomas Fuller Lance, Jr., and wife, Lynn Hewes Lance, *their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 31 on the Plan of Chickering Hills, Section 1, as of record in Book 2331, page 8, Register's Office for said County, described as follows:

Beginning on the southwesterly margin of Lynnwood Boulevard at the corner of Lots Nos. 30 and 31; thence with the line between said two lots, southwestwardly 345.6 feet; thence north 40° 10' west 243.94 feet to the southeasterly margin of a 50-foot unnamed street; thence with same and a slight curve, northeastwardly 250 feet to the beginning of a curve; thence around said curve having a radius of 25 feet, northeastwardly 39.27 feet to the southwesterly margin of Lynnwood Boulevard; thence with the same southeastwardly 184.60 feet to the beginning.

Being the same property conveyed to Robert Teitlebaum and wife, Louise O. Teitlebaum, by deed from Donald J. Collins and wife, of record in Book 3569, page 147, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,500.00.

Affiant

Subscribed and sworn to before me, this the 15th day of October, 1970.

Notary Public

My Commission Expires: Nov. 3, 1971

unimproved ( )
This is improved (X) property, known as 1057 Lynnwood Boulevard, Nashville, Tennessee
(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 Thomas Fuller Lance, Jr., and wife, Lynn Hewes Lance, their *heirs and assigns, forever.*

And we *do covenant with the said* Thomas Fuller Lance, Jr., and wife, Lynn Hewes Lance *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,* except as above described.

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* Thomas Fuller Lance, Jr., and wife, Lynn Hughes Lance, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 15th *day of* October, *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.*

Robert Teitlebaum

Louise O. Teitlebaum

Louise O. Teitlebaum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, George W. Pickens, *a Notary Public in and for said County and State, the within named* Robert Teitlebaum and wife, Louise O. Teitlebaum

the bargainors, 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* 15th *day of* October, *19* 70.

George W. Pickens, *Notary Public.*

Commission Expires Nov. 3, 1971.

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.....

WARRANTY DEED

FROM

Robert Teitlebaum et ux

TO

Thomas F. Lance, Jr., et ux

A 93503

IDENTIF. REFERENCE

OCT 19 12 59 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Please return (Mail)
GEO. L. [illegible] & [illegible], Inc.
204 Stahlman Building
Nashville, Tennessee 37201

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

Charles C. Trabue, III
26th Floor, L & C Tower
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