WARRANTY DEED

BOOK 4458 PAGE 596

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Karl B. Platt et ux.	Glenn Justice Mortgage Company	Map. 142-11
(NAME) 514 Holly Hill Court	(NAME) 1400 Main Street	Par. 48
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Dallas, Texas	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and received and other good and valuable considerations, including ~~XXXXX~~ agreement by the hereinafter named grantees to assume and pay the balance now owing upon one promissory note dated May 23, 1968, in original principal amount of $27,500.00, and now payable to Northport Federal Savings and Loan Association, which note is secured by a lien on the property herein conveyed and is more fully described in the Deed of Trust from George Fritz Peters and wife, Doris Ledet Peters, to T. J. H. McLeod, Trustee, of record in Book 4238, page 453 and re-recorded in Book 4242, page 375, Register's Office for Davidson County, Tennessee; we,

GEORGE FRITZ PETERS and wife, DORIS LEDET PETERS,

have this day bargained and sold, and do hereby transfer and convey unto the said grantees,

KARL B. PLATT and wife, MARTHA B. PLATT,

their ~~XXXXX~~ (successors), *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being lot No. 96 on the Plan of Section II, Valley West, as of record in Book 3600, page 86, Register's Office for said County, described as follows:

Beginning at a point in the northerly terminus of Holly Hill Court, at the corner of lots 96 and 97; thence with the ~~line~~ between said lots, northerly 245.08 feet to the line of lot No. 107; thence with the line between lots 96 and 107; northwesterly 48.34 feet to a corner of Reserved Parcel "F"; thence with the line of said Reserved Parcel, and the line of lot No. 96, southwesterly 210.32 feet to a corner of lot No. 95; thence with the line between lots 95 and 96, southeasterly 189.3 feet to the terminus of Holly Hill Court; thence with the terminus of the same easterly around a slight curve, 41 feet to the point of beginning.

Being the same property conveyed to George Fritz Peters and wife, Doris Ledet Peters, by deed from Stephen G. Cupschalk and wife, of record in Book 4238, page 450, and re-recorded in Book 4242, page 372, said Register's Office.

This conveyance is subject to recorded restrictions, easements and set-back lines applicable to said property, and to taxes for 1970.

This instrument prepared by STEPHENSON, LACKEY, HOLMAN & ARCHER First Federal Building Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 33,890.00

Subscribed and sworn to before me, this the 10th day of November 1970

Affiant Karl B Platt

My commission expires: June 6, 1972 (Affix Seal)

Notary Public Mary Ernest

This is ( ) unimproved (X) improved property, known as 514 Holly Hill Court, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Karl B. Platt and wife, Martha B. Platt, their (successors), *heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.,* except as hereinbefore stated.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Karl B. Platt and wife, Martha B. Platt, their (successors), *heirs and assigns, against the lawful claims of all persons.*

Witness our hand S this 6th day of Nov., 1970, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

George Fritz Peters

Doris Ledet Peters

STATE OF ~~TENNESSEE~~ NEW YORK
COUNTY OF ~~DAVIDSON~~ WESTCHESTER

Personally appeared before me, THOMAS T. HOFFMAN, *a Notary Public in and for said County and State,* George Fritz Peters and wife, Doris Ledet Peters

*the within named 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 Bedford, New York ~~TENNESSEE~~
this 6 *day of* NOV, *19*70.

Thomas T. Hoffman *Notary Public*

Commission expires

THOMAS T. HOFFMAN
Notary Public, State of New York
No. 60-0531970
Qualified in Westchester County
Term expires March 30, 1972

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 .....

NOV12	CONV	33,890.00				
NOV12	STTAX		A*	88.14		
NOV12	PRFEE		A*	.50		
NOV12	WDEED		A*	3.00	*	91.64

WARRANTY DEED

FROM
GEORGE FRITZ PETERS et ux
TO
KARL B. PLATT et ux

A 96016

IDENTIF. REFERENCE

Nov 12 11 21 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE

Guaranty Title 209006