This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
[illegible] Jefferson Ave., Nashville, Tenn.

WARRANTY DEED

GTC 208977

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
59-14-36	Mrs. Martha A. Hall 3105 West Hamilton Avenue Nashville, Tennessee	Kimbrough-Kavanaugh & Associates 404 James Robertson Parkway Nashville, Tennessee
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. A-325067
13D-19695	Same as above	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note dated December 2, 1965, in the original principal sum of $12,900.00, payable to Kimbrough-Kavanaugh & Associates in monthly installments of $71.34, including interest as set forth in said note, and being secured by a deed of trust executed by Dennis Don Pfeffer and wife, Gwendolyn W. Pfeffer to Miller Kimbrough, Trustee, as of record in Book 3965, page 19.

DENNIS DON PFEFFER and wife, GWENDOLYN W. PFEFFER hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MARTHA A. HALL, for her sole and separate use,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 267 on the Plan of Treppard Heights, Section 3, of record in Book 2663, page 116.

Said Lot No. 267 fronts 75 feet on the southeasterly side of West Hamilton Avenue and extends back 225 feet, more or less, on the northeasterly line and 231 feet, more or less, on the southwesterly line to the center line of Whites Creek on which it measures 75 feet, more or less.

Being the same property conveyed to Dennis Don Pfeffer and wife, Gwendolyn W. Pfeffer, by deed from Edward L. Collins and wife, Frankie A. Collins, of record in Book 3965, page 17.

This conveyance is made subject to restrictions of record in Book 2752, page 213, as amended by Book 2797, page 183. This conveyance is also made subject to a flowage easement for Whites Creek.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 10th day of November, 1970.

Dennis Don Pfeffer

Gwendolyn W. Pfeffer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4458 PAGE 738

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Dennis Don Pfeffer and wife, Gwendolyn W. Pfeffer

the 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 Nashville, Tennessee, this the 10th day of November, 1970.

Reau E. Folk Jr.
Notary Public

My commission expires: July 23, 1974

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,768.54

Martha A. Hall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF November 1970

MY COMMISSION EXPIRES: July 23, 1974 (AFFIX SEAL)

Reau E. Folk Jr.
Notary Public

WARRANTY DEED

FROM DENNIS DON PFEFFER and wife, GWENDOLYN W. PFEFFER

TO MARTHA A. HALL

A 96087

IDENTIF. REFERENCE

Nov 12 2 10 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

NOV12 70	CONV	15,768.54			
NOV12 70	S'TAX		A*	41.08	
NOV12 70	PR'FEE		A*	.50	
NOV12 70	W'DEED		A*	3.00	* 44.58

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File: Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public