TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Mrs. Mary Belle Estes Waller (NAME)	Mrs. Mary Belle Estes Waller (NAME)	Map. 104-15
2512 West Ashwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	2512 West Ashwood Avenue (STREET ADDRESS)	Par. 40
Nashville, Tenn 37212 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn 37212 (CITY) (ZONE) (STATE)	BOOK 4467 PAGE 306

For and in consideration of the sum of EIGHTEEN THOUSAND ($18,000.00) ---------- DOLLARS

cash in hand paid by MARY BELLE ESTES WALLER, a widow

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, PAUL ARTHUR FRUZZETTI and wife, ANITA FRUZZETTI

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the westerly ½ of Lot No. 70 on the Map of Sunset Park, as of record in Book 332, Page 132, Register's Office for said County.

Said part of said lot fronts 50 feet on the northerly side of West Ashwood Avenue and runs back between parallel lines, 160.5 feet to a dead line.

Being the same property conveyed to Paul Arthur Fruzzetti and wife, Anita Fruzzetti, by deed from Jesse May and wife, Addie Lee May as of record in Book 3703, Page 191, said Register's Office.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $18,000.00.

Mary Belle Estes Waller
Affiant

Subscribed and sworn to before me this 15th day of December 1970.

My commission expires: June 6, 1972

Mary Emery
Notary Public

This is unimproved ( ) improved (X) property, known as 2512 West Ashwood Ave., Nashville, Tennessee 37212
(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 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. This transfer is subject to Joint Driveway Agreement of record in Book 3703 Page 168 R.O.D.C.

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.

Witness our hands this 15th day of December 19 70.

Paul A. Fruzzetti
PAUL ARTHUR FRUZZETTI

Anita Fruzzetti
ANITA FRUZZETTI

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Mary Emery, a Notary Public in and for said County and State, the within named Paul Arthur Fruzzetti and wife, Anita Fruzzetti, 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 December, 19 70

Commission expires June 6, 1972 Notary Public Mary Emery

Prepared by Homer A. Cary, Attorney, 4858 Jonquil Drive, Nashville, Tenn 37211

TENNESSEE TITLE COMPANY

Warranty Deed

Book Data 2958.3

FROM
PAUL ARTHUR FRUZZETTI and wife ANITA FRUZZETTI

To
MARY BELLE ESTES WALLER

REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
1004

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A 99535

IDENTIF. REFERENCE

DEC 17 10 28 AM '70

FELIX [illegible]SON II REGISTER
DAVIDSON COUNTY, TENN.

DEC 17	CONV	18,000.00				
DEC 17	S'TAX		A*	46.80		
DEC 17	PR'FEE		A*	.50		
DEC 17	W'DEED		A*	3.00	*	50.30