This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

TTC-218875

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
107-9-80	Mr/Mrs Reynolds E. Thomas 935 Patricia Drive Nashville, Tenn. 37217	Emigrant Savings Bank 5 East 42nd Street New York, New York 10017
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 143996
2DA-53716	935 Patricia Drive	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 July 26, 1963, in the original principal sum of $13,500.00, payable to United Mortgagee Servicing Corp., in monthly installments of $74.56, including interest as set forth in said note, and being secured by a deed of trust executed by Glancy Charles Steiger and wife to J. J. Foley, Jr., Trustee, as of record in Book 3623, page 235, the said note now being payable to Emigrant Savings Bank, New York, New York,

GLANCY CHARLES STEIGER and wife, ANNA K. STEIGER,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto REYNOLDS E. THOMAS and wife, BETTY JACKSON THOMAS,

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. 71 on the Plan of Patricia Heights, Section I, of record in Book 2331, pages 130 and 131.

Said Lot No. 71 fronts 199.0 feet on the westerly margin of Patricia Drive and extends back 291.3 feet on the southerly line, which is a broken line, and 219.9 feet on the northerly line to a broken line in the rear, measuring 120.0 feet thereon.

Being the same property conveyed to Glancy Charles Steiger and wife, Anna K. Steiger, by deed from Joseph I. Zimmerlee and wife, Eugenia J. Zimmerlee, of record in Book 3610, page 373.

This conveyance is made subject to restrictions of record in Book 2542, page 519; and instrument of record in Book 2646, page 309.

JAN25E	CONV	18,950.00			
JAN25E	S'TAX		A*	49.14	
JAN25E	PR'FEE		A*	.50	
JAN25E	W'DEED		A*	3.00	* 52.64

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 20th day of January, 19 71.

Anna K. Steiger

Anna K. Steiger

Glancy Charles Steiger

Glancy Charles Steiger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4475 PAGE 876

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Glancy Charles Steiger and wife, Anna K. Steiger 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 20th day of January, 19 71.

My commission expires: July 23, 1974

Reau E. Folk, Jr.
Notary Public

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 $18,950.00

Reynolds E. Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF January 1971

MY COMMISSION EXPIRES July 23, 1974 (AFFIX SEAL)

Reau E. Folk, Jr.
Notary Public

WARRANTY DEED
REF: pbh

FROM

GLANCY CHARLES STEIGER AND WIFE

TO

REYNOLDS E. THOMAS AND WIFE

B 03001

IDENTIF. REFERENCE

JAN 25 3 56 PM '71

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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

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