# DEED OF EXCHANGE

| Address New Owners as follows: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Miss Olivia Woodroof<br>263 Sunrise Street<br>Nashville, Tennessee 37211 | Same | 119-5<br>224 |

BOOK 4476 PAGE 797

| Address New Owners as follows: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Walter G. Knestrick, et ux<br>6016 Hillsboro Road<br>Nashville, Tennessee | Same | 119-5<br>Pt 129 Pal |

THIS INSTRUMENT executed as of this 27th day of January, 1971, by and between OLIVIA WOODROOF, herein called "First Party", and WALTER G. KNESTRICK and wife, MARTHA H. KNESTRICK, herein called "Second Parties",

W I T N E S S E T H:

WHEREAS, the parties are the owners of certain parcels of real estate in Davidson County, Tennessee, which they desire to exchange,

NOW, THEREFORE, the parties hereto enter into this Deed of Exchange for the purpose of exchanging such properties between themselves and agree:

1. First Party, in consideration of the conveyance to her of the premises hereinafter conveyed to her in Paragraph 2 hereof hereby transfers and conveys unto Second Parties, their heirs and assigns, the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being described as follows: Being lot No. 391 in Grandview Heights, a plan of which is of record in book 161, pages 14 and 15 of the Register's Office for said County.
Said lot No. 391 is described as follows:
Beginning on the west side of Caldwell Avenue at the south-east corner of lot No. 392; thence westerly with the line between lots 391 and 392, 150 feet to an alley; thence with said alley in a southerly direction 4.8 feet to the south boundary of Grandview Heights; thence in an easterly direction with said boundary 154.9 feet to Caldwell Avenue; thence northerly with the west side of Caldwell Avenue 42 feet to the beginning.
Being the same property conveyed to Olivia Woodroof by deed from Amelia M. Benson and David H. Egan, of record in book 1494, page 205, said Register's Office.

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Second Parties, their heirs and assigns, forever,

THIS INSTRUMENT PREPARED BY:

DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG.
NASHVILLE, TENNESSEE 37219

and First Party does covenant with the said Second Parties that First Party is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except taxes for 1971,

and First Party does further covenant and bind herself, her heirs and representatives to warrant and forever defend the title to the said land to Second Parties, their heirs and assigns against the lawful claims of all persons whomsoever.

2. Second Parties, in consideration of the conveyance to them of the premises aforementioned in Paragraph 1 hereof and in exchange therefor, hereby transfer and convey unto First Party, her heirs and assigns, the following described land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being the northeast corner of lot No. 186 on the map of the Subdivision of lots Nos. 3 and 4, and part of lots Nos. 5 and 6 in Cumberland Nurseries Plan, as of record in book 332, page 148, Register's Office for said County.
> Said part of said lot fronts 50 feet on the south side of Jay Street and runs back between parallel lines along the west margin of an alley, 156 feet to the north line of the property conveyed to William H. Whitsitt, by deed of record in book 454, page 444, Register's Office for said County.
> Being the same property conveyed to Walter G. Knestrick and wife, Martha H. Knestrick, by deed from Beatrice M. Cordell, of record in book 4045, page 664, said Register's Office.

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said First Party, her heirs and assigns, forever.

And Second Parties do covenant with the said First Party that Second Parties are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except taxes for 1971.

And Second Parties do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to First Party, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the parties hereto have executed this instrument

in duplicate as of the day and date first above mentioned.

FIRST PARTY: Olivia Woodroof
Olivia Woodroof

SECOND PARTIES: Walter G. Knestrick
Walter G. Knestrick

Martha H. Knestrick
Martha H. Knestrick

CONV 17,200.00
S'TAX A* 44.72
PR'FEE A* .50
W'DEED A* 4.50 * 49.72

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, BEVERLY JO WOMBLE a Notary Public in and for said County and State, the within named Olivia Woodroof and Walter G. Knestrick and wife, Martha H. Knestrick, 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 27th day of January, 1971.

Beverly Jo Womble
Notary Public

My commission expires:
8-9-72

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the said part of lot No. 186 transferred, whichever is greater, is $ 7,500.00, which amount is equal to or greater than the amount which the said property would command at a fair voluntary sale.

Marion F. Thomas, Jr.

Subscribed and sworn to before me this 28th day of January, 1971.

Beverly Jo Womble
Notary Public

My commission expires:
8-9-72

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the said lot No. 391 transferred, whichever is greater, is $ 9,700.00, which amount is equal to or greater than the amount which the said property would command at a fair voluntary sale.

Marion F. Thomas, Jr.

Subscribed and sworn to before me this 28th day of January, 1971.

Beverly Jo Womble
Notary Public

My commission expires:
8-9-72

FILED FOR RECORD IN DAVIDSON COUNTY, TENN.
JAN 29 12 26 PM '71
IDENTIF. REFERENCE
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