BOOK 1479 PAGE 726 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February 1971.

Notary Public

MY COMMISSION EXPIRES: 1-23-73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William E. Higgins, Attny., 338 46th Ave. North, Nashville, Tenn. 37209.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Louis T. Rizzardi, Jr. (NAME)	SAME (NAME)	71-11
4608 Nevada Ave (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	507
Nashville Tenn. 37209 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, John W. Heist, Sr. and wife Levada B. Heist

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Louis T. Rizzardi, Jr. and wife, Ethel Fly Rizzardi

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being the west 35 feet of Lot No. 507 and all of Lot 509 and the east 10 feet of Lot No. 511, of Block No. 23 on the Map of Charlotte Park Company's First Addition, as of record in Book 57, page 103, of the Register's Office for said County.

Said Lot No. 509 and said parts of Lots Nos. 507 and 511 adjoin and front together 95 feet on the north side of Nevada Avenue, and run back between parallel lines 150 feet to an alley.

Being the same property vested in John W. Heist, Sr., the sole heir-at-law of Christine Heist Ashby, deceased, who acquired title to said property by deed from Charles Edward Kellerhals, et al, of record in Book 2088, page 99, Register's Office for said County. Levada B. Heist, wife of the said John W. Heist, Sr., also joins in this deed for the purpose of transferring and conveying any interest she may have in said property to the Grantees.

unimproved ( ) This is improved (X) property, known as 4608 (House Number) Nevada Avenue (Street) Nashville (P. O. Address) 37209 (City or Town) (Postal Zip)

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. Wherever 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 5 day of February, 19 71

STATE OF TENNESSEE
Davidson County } STATE OF COUNTY OF

BOOK 4479 PAGE 727

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named John W. Heist, Sr. and wife Lovada B. Heist

the bargainor, 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 _____, Tennessee, this 2 day of February 19 71

JACQUELINE E. BONGIORNO
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Mar. 25, 1975

Commission expires _____ Notary Public

STATE OF TENNESSEE
Davidson County } Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____ Notary Public

WARRANTY DEED

FROM John W. Heist, Sr. et Ux

TO Louis T. Rizzardi, Jr. et Ux

B 0 4 7 2 4

IDENTIF. REFERENCE

FEB 12 3 27 PM '71

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB 12	CONV	*7,800.00			
FEB 12	S'TAX		A*	20.28	
FEB 12	PR'FEE		A*	.50	
FEB 12	W'DEED		A*	3.00	* 23.78