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FORM NO. WD-1

B 09046

IDENTIF. T REFERENCE

MAR 29 10 00 AM '71

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March 19 71.

Linda G. Carter
Notary Public

MY COMMISSION EXPIRES: April 22, 1972

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

J.J. Foley, Jr., Attorney - 105 Stahlman Building - Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Albert J. Zellhuber (NAME)	Albert J. Zellhuber (NAME)	142-11
7128 Birch Bark Drive (STREET ADDRESS OR ROUTE NUMBER)	7128 Birch Bark Drive (STREET ADDRESS)	Par 139
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (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, C & S Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Albert J. Zellhuber and wife, Dorothy L. Zellhuber

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 Lot No. 7 on the Plan of Valley West, Section 5, as of record in Book 4175, page 64, as corrected in Book 4485, page 36, Register's Office for said County.

Said Lot No. 7 fronts 79.55 feet on the northerly side of Birch Bark Drive and extends back 99.77 feet on the westerly line and 119.56 feet on the easterly line to a dead line in the rear, which is a broken line, measuring a total of 169.27 feet thereon.

Being part of the same property conveyed to C & S Builders, Inc., by deed from Meg Co., a Tennessee Corporation, of record in Book 4368, page 456, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 7128 Birch Bark Drive (House Number) (Street) Nashville, Tennessee (P. O. Address) (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.

In Witness Whereof C & S Builders, Inc., has caused this instrument to be executed [illegible] day of [illegible] 19[illegible] by its duly authorized officer this 25th day of March, 1971.

C & S BUILDERS, INC.

By:

John E. Cain, III, President

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, 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 _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John E. Cain, III

and _____ with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President of the C & S Builders, Inc. the within named bargainor, a corporation, and that (he) as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said John E. Cain, III as such President, and attesting the same by the said _____

Witness my hand and official seal at office at Nashville, Tennessee on this the 25th day of March, 19 71.

My commission expires April 22, 1972

Linda L. Carter
Notary Public

WARRANTY DEED

FROM

C & S BUILDERS, INC.

TO

Albert J. Zellhuber and wife,

Dorothy L. Zellhuber

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR 29 71	CONV	38,000.00			
MAR 29 71	S'TAX		A*	98.80	
MAR 29 71	PR'FEE		A*	.50	
MAR 29 71	W'DEED		A*	3.00	* 102.30

Mail to Albert J. Zellhuber & Wife
1220 West End Apt. 13/4B
1220 Scarbrough Terrace
Nashville Tenn 37203