BOOK 4193 PAGE 380

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG.
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBER
Frank D. Easter (NAME)	Home Federal Savings & Loan Assn. (NAME)	Map 144-10
6121 Chickering Court (STREET ADDRESS OR ROUTE NUMBER)	L & C Tower (STREET ADDRESS)	Pc. 35
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of $10.00----------

----------TEN AND NO/100----------Dollars,

Cash paid by Frank D. Easter and wife, Donna M. Easter, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said of the unpaid principal balance of a note in the original amount of $26,500.00, secured by a deed of trust to E. A. Goodloe, Trustee, dated November 16, 1959, and recorded in book 3013, page 237, Register's Office for Davidson County, Tennessee.

We, Joseph T. Traughber, Jr. and wife, Ruth W. Traughber,

have this day bargained and sold, and do hereby transfer and convey unto the said

Frank D. Easter and wife, Donna M. Easter,

their ~~XXXXX~~ (successors), *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being lot No. 56 on the plan of Chickering Valley, as of record in book 2331, pages 121, 122 and 123, Register's Office for said County.

Said lot No. 56 fronts 169.0 feet on the westerly side of Chickering Court, and extends back 527.0 feet on the northerly and 551.0 feet on the southerly line to a dead line measuring 175.5 feet thereon.

Being the same property conveyed to Joseph T. Traughber, Jr., and wife, Ruth W. Traughber, by deed from Valentine G. Yuhasz and wife, of record in book 4027, page 573, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 38,900.00

Subscribed and sworn to before me, this the 12th day of April 19 71

Affiant: Frank D. Easter

My commission expires: 8/9/72 (Affix Seal)

Notary Public

This is ( ) unimproved (X) improved property, known as 6121 Chickering Court, Nashville, Tenn. (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Frank D. Easter and wife, Donna M. Easter,

their ~~XXXXX~~,

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as stated herein, and the 1970 taxes which have been prorated and will be paid by the grantees when due and payable. We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Frank D. Easter and wife, Donna M. Easter,

their ~~XXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* this 12th *day of* April, 19 71 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Joseph T. Traughber, Jr.

X Ruth W. Traughber

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Beverly Jo Womble, *a Notary Public in and for said County and State,* Joseph T. Traughber, Jr. and wife, Ruth W. Traughber, *the within named 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* 12th *day of* April, *19*71.

Beverly Jo Womble *Notary Public*

Commission expires 8/9/72

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

APR 14 71	CONV	38,900.00			
APR 14 71	S'TAX		A*	101.14	
APR 14 71	PR'FEE		A*	.50	
APR 14 71	W'DEED		A*	3.00	* 104.64

WARRANTY DEED

FROM

Joseph T. Traughber, Jr., et ux

TO

Frank D. Easter, et ux

B 10960

IDENTIF. REFERENCE

APR 14 12 36 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE

Dobson & Johnson, Inc.