WARRANTY DEED

BOOK 4505 PAGE 112

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Peter G. Marzahl et ux	Fidelity Federal	26W-7070
(NAME)	(NAME)	Map 104-10
400 Fairfax Avenue	401 Union St.	Par. 137
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tenn., 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Twenty Four Thousand Five Hundred and No/100 ----------($24,500.00)---------- *Dollars,*

cash in hand paid by Peter G. Marzahl and wife, Maria M. Marzahl, the receipt of all of which is hereby acknowledged,

We, Alex N. Dragnich and wife, Adele J. Dragnich,

have this day bargained and sold, and do hereby transfer and convey unto the said Peter G. Marzahl and wife, Maria M. Marzahl, their

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

Being lot No. 112, and the westerly part of lot No. 111 on the unrecorded plat of R.W. Grizzard's Subdivision of the Bosley Lands, described according to survey made by W.B. Southgate, Surveyor, in June 1919, as follows:

Said lot No. 112 and the westerly part of lot No. 111 fronts together 123 feet 9 inches on the northerly side of Fairfax of Jones Avenue and run back 205 feet, more or less, on the easterly line and 210 feet on the westerly line, with the easterly margin of Marlborough Avenue to an alley and measures 61 feet thereon.

Being the same property conveyed to Alex N. Dragnich and wife, Adele J. Dragnich, by deed from Edward T. Ramsdell and wife, Lucy Kingsley Ramsdell, of record in book 2148, page 195, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 24,500.00

Subscribed and sworn to before me, this the 25th day of May 19 71

Affiant Peter G. Marzahl

My commission expires My Commission Expires May 4, 1975 (Affix Seal)

Notary Public Raymond H. Dawson

This is unimproved ( ) improved ( ) property, known as 400 Fairfax Avenue (House Number) (Street) Nashville, Tennessee 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 Peter G. Marzahl and wife, Maria M. Marzahl, their *(successors), 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 for 1971 taxes which are prorated and assumed by purchasers.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Peter G. Marzahl and wife, Maria M. Marzahl, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 25th *day of* May, 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.*

Alex N. Dragnich

Adele J. Dragnich

This Instrument Was Prepared By

Phillip Saindon

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Raymond H Darrow *a Notary Public in and for said County and State,* Alex N. Dragnich, and wife, Adele J. Dragnich

the within named 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, *this* 25th *day of* May, *19*71.

Commission expires My Commission Expires May 4, 1975 Raymond H Darrow *Notary Public*

NOTARY PUBLIC DAVIDSON COUNTY Tennessee

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*.....

Commission expires ..... *Notary Public*

MAY26'71 CONV 24,500.00
MAY26'71 S'TAX A* 63.70
MAY26'71 PR'FEE A* .50
MAY26'71 W'DEED A* 3.00 * 67.20

WARRANTY DEED

FROM
Alex N. Dragnich and wife

TO
Peter G. Marzahl and wife,

017407-6

816233
FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

IDENTIF. REFERENCE

MAY 26 9 23 AM '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