BOOK 4506 PAGE 101

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Bunny M. Wagner (NAME)	Security Federal Savings & Loan Association of Nashville (NAME)	
3907 Thackeray Drive (STREET ADDRESS OR ROUTE NUMBER)	500 Union Street (STREET ADDRESS)	Map 41-12 Par. 71 pw
Madison, Tennessee 37115 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

Ten and no/100 ($10.00) ---------- *Dollars,*
cash in hand paid by Bunny M. Wagner and other good and valuable considerations, the receipt of which is hereby acknowledged,

This Instrument prepared by:
Hussey & Horkins
Professional Bldg.
Madison, Tenn.

We, B. H. Jenkins and wife, Ester Irene Jenkins

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

Bunny M. Wagner, her

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

Land in Davidson County, Tennessee, being Lot No. 97 on the Plan of Bellshire Estates, Section II, of record in Book 2133, page 111, Register's Office for said County, described as follows:
Beginning on the easterly margin of Thackeray Drive, at the corner of Lots Nos. 97 and 98; thence with the line between said two lots eastwardly 258.2 feet to a point in the northerly line of Lot No. 100; thence with the line between lots Nos. 97 and 100 northeastwardly 48.8 feet; thence north 4° 25' east 54 feet to the corner of Lots Nos. 96 and 97; thence with the line between said two lots westwardly 283.4 feet to the easterly margin of Thackeray Drive; thence with the same southwardly 88 feet to the beginning.
Being the same property conveyed to B.H. Jenkins and wife, Ester Irene Jenkins by deed from W.C. Allen and Donald Guinn, of record in Book 2646, page 451, Register's Office for said County.
This conveyance is made subject to restrictions of record in book 2294, page 346, Register's Office, Davidson County, Tennessee, and ten-foot easement for public utilities along rear line of premises; anchor easement in northwest corner; 50-foot building setback line from Thackeray Drive, and conditions of owners certificate as shown on Plan in Book 2133, page 111, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 22,000.00

Subscribed and sworn to before me, this the 25 day of May 1971

My commission expires April 29, 1975 (Affix Seal)

Affiant Bunny M. Wagner

Notary Public Sylvia J. Bradley

This is improved (XX) unimproved ( ) property, known as 3907 Thackeray Drive, Madison, Tennessee 37115
(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

Bunny M. Wagner, her

(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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Bunny M. Wagner, her

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands *this* 25th *day of* May, 1971, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

B. H. Jenkins

Ester Irene Jenkins

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, HUGH J. BRADLEY, *a Notary Public in and for said County and State,* B.H. Jenkins and wife, Ester Irene Jenkins

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, *Tennessee, this* 25 *day of* May, *19*71.

Hugh J. Bradley *Notary Public*

Commission expires April 29, 1975

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 .....

MAY28 71	CONV	22,000.00				
MAY28 71	S'TAX		A*	57.20		
MAY28 71	PR'FEE		A*	.50		
MAY28 71	W'DEED		A*	3.00	*	60.70

Mail ans. to:
Mr Bunny M Wagner
5863 Mink Winthrop
Chicago, Ill 60626

WARRANTY DEED

FROM
B.H. Jenkins et ux

TO
Bunny M. Wagner

File #: Security Federal
300 Union Street

B 16679

IDENTIF. REFERENCE

MAY 28 2 54 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