4528

TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:
Mrs. Annie C. Ammerman (NAME)
5413 San Marcos Drive (STREET ADDRESS OR ROUTE NUMBER)
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)

SEND TAX BILLS TO: BOOK 4528 PAGE 635
Guaranty Mortgage Company (NAME)
311 7th Avenue, North (STREET ADDRESS)
Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)

MAP-PARCEL NUMBERS
Map 144-11
Par. 66
Pid

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid and received, and other good and valuable considerations, including agreement by the ~~DOLLARS~~ hereinafter-named grantee to assume and pay the balance now owing upon one promissory note dated February 11, 1954, in the original principal amount of $10,000.00, and made payable to Murphree Mortgage Company, which note is secured by a lien on the property herein conveyed and is more fully described in the Deed of Trust from Frank Novak and wife, Sally Novak, to John W. Murphree, Trustee, of record in Book 2234, page 493, Register's Office for Davidson County, Tennessee; we

FRANK NOVAK and wife, SALLY NOVAK,

have bargained and sold, and by these presents do transfer and convey unto the said grantee,

ANNIE C. AMMERMAN, unmarried,

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:
Being Lot No. 23 on the Plan of Crieve Hall Estates, Section I, Revised, of record in Book 1835, page 122, Register's Office for said County.
Said Lot No. 23 fronts 90 feet on the easterly side of Regent Drive and extends back between lines 337.4 feet on the northerly side and 154.9 feet on the southerly side to a rear line on which it measures 197.5 feet.
Being the same property conveyed to Frank Novak and wife, Sally Novak, by deed from Crieve Hall Estates, Inc., of record in Book 2248, page 65, said Register's Office.

This conveyance is subject to recorded restrictions, easements and setback lines applicable to said property, and to taxes for 1971.

This is improved (X) unimproved ( ) property, known as 5060 Regent Drive, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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.

Whenever 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 11th day of August, 19 71.

Frank Novak

Sally Novak

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, John T. Archer, a Notary Public in and for said County and State, the within named Frank Novak and wife, Sally Novak the 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 11th day of August, 1971

Commission expires Feb. 3, 1974 Notary Public John T. Archer

TENNESSEE TITLE COMPANY

B 26693

IDENTIF. REFERENCE

AUG 12 3 05 PM '71
REGISTER
DAVIDSON COUNTY, TENN.

This instrument prepared by STEPHENSON, LACKEY, FREEMAN & ARCHER

Published by TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Home Office
LAWYERS TITLE INSURANCE CORPORATION
FORM NO. 1004 - REVISED

ANNIE C. AMMERMAN

FRANK NOVAK, et ux
To

FROM

Warranty Deed

635

BOOK 4528 PAGE 636

CONV 17,000.00

AUG 12 5 A* 44.20
AUG 12 5 STAX A* .50
AUG 12 5 PRFEE A* 4.00 * 48.70
AUG 12 5 RECORDED

I hereby offer this instrument for record and do swear or affirm that to the best of my knowledge and belief the greater of the actual consideration for or value of the property interest herein transferred is $ 17,000.00

State of Tennessee) Annie C. Ammerman
County of Davidson) Affiant

Sworn to and subscribed before me this 11th day of August, 19 72

My commission expires: Feb. 3, 1974

Notary Public, in and for the aforesaid State and County

JOHN W. NOTARY PUBLIC DAVIDSON COUNTY