WARRANTY DEED

BOOK 4553 PAGE 597

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
ROY LEE DRAKE	SAME	Map 70-J
(NAME)	(NAME)	Pt Pac. 14
2400 ALPINE AVENUE		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TENN. 37218		Pct
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TWENTY TWO THOUSAND and NO/100----------

----------($22,000.00)---------- *Dollars,*

cash in hand paid by Roy Lee Drake and wife, Artis A. Drake, the receipt of which is hereby acknowledged,

we, Donald P. Pfeffer and wife, Joan E. Pfeffer,

have this day bargained and sold, and do hereby transfer and convey unto the said Roy Lee Drake and wife, Artis A. Drake,

their ~~xxxxx~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being the westerly part of Lot No. 21 on the Map of Alpine Terrace, as of record in Book 421, page 131, Register's Office for said County, described according to a survey of George W. Watkins, Surveyor, dated November 6, 1971, as follows:

BEGINNING at an iron pin in the northeasterly corner of Alpine Avenue and Lincoln Street; thence with the margin of Alpine Avenue, northeasterly 92.5 feet to an iron pin in the southerly margin of Powell Street; thence with the same, easterly 131 feet to an iron pin; thence leaving Powell Street, south 20° 15' west 98 feet to an iron pin; thence south 31° 15' west 64 feet to an iron pin in the northerly margin of Lincoln Street; thence with the same, westerly 137 feet to the point of beginning.
Being part of the property conveyed to Donald P. Pfeffer and wife, Joan Elaine Pfeffer by deed from Dallas E. Arrington and wife, as of record in Book 2102, page 621, R.O.D.C.

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 16th day of November 19 71

Affiant

~~My commission expires:~~ (Affix Seal)

~~Notary Public~~

This is unimproved ( ) improved (X) property, known as 2400 Alpine Avenue, Nashville, Tennessee
(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 Roy Lee Drake and wife, Artis A. Drake, their ~~xxxxxx~~ *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* Roy Lee Drake and wife, Artis A. Drake, their ~~xxxxxx~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 15th *day of* November, 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.*

Donald P. Pfeffer

Joan E. Pfeffer

THIS INSTRUMENT PREPARED BY:
Lewis D. Nichols, Jr., Attorney
806 Nashville Bank & Trust Bldg.
Nashville, Tennessee 37201

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Hazel C Colson, a Notary Public in and for said County and State, Donald P. Pfeffer and Joan E. Pfeffer

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 15th day of November, 1971.

Hazel C Colson Notary Public

Commission expires July 1, 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.....

NOV 16 71 CONV 22,000.00
NOV 16 71 STAX A* 57.20
NOV 16 71 PRFEE A* .50
NOV 16 71 MDEED A* 4.00 * 61.70

WARRANTY DEED

FROM

DONALD E. PFEFFER ET UX

TO

ROY LEE DRAKE ET UX

B 38038

IDENTIF. REFERENCE

Nov 16 10 56 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 256-2656
NASHVILLE, TENNESSEE