WARRANTY DEED

BOOK 4570 PAGE 249

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Frank W. Ziegler, Jr. (NAME)	Guaranty Mortgage Company (NAME)	Map 118-H
708 Harpeth Bend Drive (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	Par. 69
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten -----and 00/100 ----------

----------($10.00) ---------- *Dollars,*

cash in hand paid and other good and valuable consideration, paid by the grantees, the receipt of which is hereby acknowledged, and the assumption by the grantees herein of the unpaid principal balance of an original note in the amount of $24,600.00, which note is secured by a deed of trust of record in Book 4193, page 560, Register's Office for Davidson County, Tennessee

We, James J. Wieck and wife, Judith C. Wieck

have this day bargained and sold, and do hereby transfer and convey unto the said Frank W. Ziegler, Jr. and wife, Mary Anne Ziegler

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

Land in Davidson County, Tennessee, being Lot No. 221 on the Plan of Section II, Harpeth Valley Park, as of record in Book 3700, page 129, Register's Office for said County.
Said lot fronts 90 feet on the westerly side of Harpeth Bend Drive and runs back 201.7 feet on the northerly line and 161.1 feet on the southerly line, to a dead line in the rear on which it measures 104.9 feet.
Being the same property conveyed to James J. Wieck and wife, Judith C. Wieck, by deed from Proctor Homes, Inc., as of record in Book 4193, page 559, Register's Office for Davidson County, Tennessee.

This instrument prepared by:
Robert P. Ziegler, Attorney
1100 Third National Bank Building
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 33,000.00

Subscribed and sworn to before me, this the 14th day of January, 19 72

Affiant Frank W Ziegler

My commission expires: June 6, 1972 (Affix Seal)

Notary Public Mary Emery

This is ~~unimproved~~ improved (X) property, known as 708 (House Number) Harpeth Bend Drive (Street) Nashville 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 W. Ziegler, Jr. and wife, Mary Anne Ziegler 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 as above stated.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Frank W. Ziegler, Jr. and wife, Mary Anne Ziegler their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s *this* 14th *day of* January, 19 72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James J. Wieck

Judith C. Wieck

72 230 MC 520

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensley, *a Notary Public in and for said County and State,* James J. Wieck and wife, Judith C. Wieck

*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* 14th *day of* January, *19* 72

Mary Ensley *Notary Public*

Commission expires June 6, 1972

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*.....

.....*Notary Public*

Commission expires .....

JAN 19 72 CONV 33,000.00
JAN 19 72 S TAX A* 85.80
JAN 19 72 PR FEE A* .50
JAN 19 72 W DEED A* 4.00 * 90.30

WARRANTY DEED

FROM
James J. Wieck, Et Ux

TO
Frank W. Ziegler, Jr., Et Ux

B 45515

IDENTIF. REFERENCE

JAN 19 2 02 PM '72

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 250-2650
NASHVILLE, TENNESSEE

Quan, Deed 214167