This instrument was prepared by John J. Archer, Attorney
300 James Robertson Parkway, Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dennis W. Short, Jr. et ux.	Fidelity Fed. S&L Association	Map 117-16
(NAME) 1602 South Observatory Drive	401 Union Street BOOK 1588 PAGE 985	Pt. 23
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) ----------
---------- *Dollars,*
cash in hand paid by the grantees herein, and other good and valuable considerations, the receipt of all of which is hereby acknowledge, we,

W. J. BRAUCH and wife, EVA DAVIS BRAUCH,

have this day bargained and sold, and do hereby transfer and convey unto the said grantees,
DENNIS W. SHORT, JR. and wife, MARY FRANCES W. SHORT,
their *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 32 on the Plan of Green Hills Subdivision, as of record in Book 547, Page 128, Register's Office for said County.

Said Lot No. 32 fronts 75 feet on the northerly side of Observatory Drive, and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to W. J. Brauch and wife, Eva Davis Brauch, by deed from Pauline Alderson, of record in Book 1031, Page 312, said Register's Office.

This conveyance is subject to recorded restrictions, easements and setback lines applicable to said property, and to taxes for 1972.

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 30th day of March 1972

Affiant J. Fred Tuckerstone

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

Notary Public Mary Ernest

This is improved (X) unimproved ( ) property, known as 1602 South Observatory Dr., Nashville, Tenn.
(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
Dennis W. Short, Jr. and wife, Mary Frances W. Short, 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 hereinabove stated.

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

Witness our *hand* s *this* 30th *day of* March, 1972, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

W. J. Brauch
W. J. Brauch

Eva Davis Brauch
Eva Davis Brauch

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey, a Notary Public in and for said County and State, W. J. Brauch and wife, Eva Davis Brauch,

the within named 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 30th day of March, 1972.

Mary Ensey
Notary Public

Commission expires June 6, 1972

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.....

MAR31 72 CONV 24,500.00
MAR31 72 S'TAX A* 63.70
MAR31 72 PR'FEE A* .50
MAR31 72 W'DEED A* 4.00 * 68.20

020,030-3

WARRANTY DEED

FROM

W. J. BRAUCH, ET UX.

TO

DENNIS W. SHORT, JR., ET UX.

B 5 4 2 0 3

IDENTIF. REFERENCE

MAR 31 2 45 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE