WARRANTY DEED

BOOK 4601 PAGE 824

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Visvaldis Strautins et ux (NAME)	Kimbrough-Kavahaugh & Associates (NAME)	Map 120-9
518 McDonald Drive (STREET ADDRESS OR ROUTE NUMBER)	404 Jas. Robertson Parkway (STREET ADDRESS)	Pcl. 12
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

This instrument was prepared by: David Rutherford, Attorney, Nashville, Tennessee.

FOR AND IN CONSIDERATION of the sum of ($10.00)

- - - - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - - *Dollars,*

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged, and the assumption by the grantees herein, of an unpaid principal balance of $ 13,445.69of an original note dated May 19, 1961, in the amount of $16,900.00, which note is secured by a Deed of Trust executed by Donald Beeman Wall and wife, to Miller Kimbrough, Trustee, of record in book 3237, page 361, Register's Office for Davidson County, Tennessee.

We, Joseph L. Nave, Sr., and wife, Helen L. Nave,

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

Visvaldis Strautins and wife, Livija G. Strautins, their

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

Land in Davidson County, Tennessee, being lot No. 410 on the Plan of Glengarry Park, Section 4, as of record in book 2900, page 72, Register's Office for said County. Said lot No. 410 fronts 75 feet on the southeasterly margin of McDonald Drive and runs back between lines, measuring 257.2 feet on the northeasterly side and 292.8 feet on the southwesterly side, the latter line being a broken line, to a dead line in the rear on which it measures 108.0 feet.

Being the same property conveyed to Joseph L. Nave, Sr., and wife, Helen L. Nave, by deed from Harold L. Buck and wife, Virginia M. Buck, of record in book 4443, page 288, Register's Office for said County.

This conveyance is made subject to agreement for dedication of easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by grant from Hassell H. Shelton and wife, of record in book 4166, page 413, Register's Office for Davidson County, Tennessee, and ten-foot public utilities easement, anchor easement, 30-foot building setback line from McDonald Drive, and conditions of owners certificate as shown on plan of record in book 2900, page 72, Register's Office for Davidson County, Tennessee, and restrictions of record in book 2796, page 604, book 2743, page 231, and book 3031, page 42, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 28,500.00

Subscribed and sworn to before me, this the 15 day of May, 1972.

Affiant

My commission expires April 29, 1975 (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as ..... (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

Visvaldis Strautins and wife, Livija G. Strautins, 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 set out and for the 1972 taxes, which have been pro-rated and assumed by the grantees herein.

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

Visvaldis Strautins and wife, Livija G. Strautins, their

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

Witness our hand S this 15 day of May, 1972.

Joseph L. Nave Sr.

Helen L. Nave

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, HUGH J. BRADLEY *, a Notary Public in and for said County and State,* Joseph L. Nave, Sr., and Helen L. Nave *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* May, *19* 72.

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 .....

MAY 16 72 CONV 28,500.00
MAY 16 72 ST TAX A* 74.10
MAY 16 72 PRFEE A* .50
MAY 16 72 W'DEED A* 4.00 * 78.60

Mail to: Vivaldis Strautins
45 Central Life Chapter
150 Mockingbird E.
Nashville, Tenn

WARRANTY DEED

FROM
Joseph L. Nave, Sr., et ux
TO
Vivaldis Strautins et ux
Filer: Union Trust Co. box

B 59595

IDENTIF. REFERENCE

MAY 16 3 03 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 256-2650
NASHVILLE, TENNESSEE