This instrument prepared by Stephen C. Small, Esquire, 7th Floor, Third National Bank Bldg., Nashville, Tennessee 37219

WARRANTY DEED

BOOK 1612 PAGE 570

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Roy H. Short, Et Ux	Same	103-10
(NAME)	(NAME)	
835 Near Top		Par 97
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		8 DA-58530
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ....$40,000 cash in hand the receipt of which is hereby acknowledged..... *Dollars,*

Stanley P. Frank and wife, Phyllis M. Frank

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

Roy H. Short and wife, Louise B. Short

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

Land in Davidson County, Tennessee, being lot No. 4 on the Plan of Hillwood Terrace, of record in book 2663, page 50, Register's Office for said County.

Said lot No. 4 fronts 206.05 feet on the westerly margin of Neartop Drive and runs back between lines 319.6 feet on the northerly line and 172.5 feet on the southerly line to a line at the rear measuring 235 feet thereon.

Being the same property conveyed to Stanley P. Frank and wife Phyllis M. Frank, by deed from William E. Allison, of record in book 3999, page 434, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 40,000

Subscribed and sworn to before me, this the 21st day of June 19 72

My commission expires: 4/25/76 (Affix Seal)

Affiant

Notary Public

This is unimproved ( ) improved (X) property, known as 835 Near Top, Nashville, Tennessee 37205 (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 H. Short and wife, Louise B. 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 for deed of trust dtd. Oct. 9, 1959 of Record in Bk. 2988, p. 173, R.O.D.C.; 1972 property taxes a lien not yet due& payable which are prorated * *.....further covenant and bind ..... heirs and representatives, to warrant and forever defend the title to said real estate to said ..... (successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 13th day of June, 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.

Phyllis M. Frank Stanley P. Frank

* Set back line and public utility easement shown on Plan in Bk. 2663, page 50 and restrictive covenants of record in Book 2749, p.338 and Book ~~3750~~ 2750, p.521 R.O.D.C.

BOOK 4612 PAGE 571

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Stephen C Small *, a Notary Public in and for said County and State,* Stanley P. Frank and wife, Phyllis

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* 13 *day of* June, *19* 72

Stephen C Small *Notary Public*

Commission expires 23 Jan 73

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 .....

JUN22 72 CONV 40,000.00
JUN22 72 S TAX A* 104.00
JUN22 72 PR FEE A* .50
JUN22 72 W DEED A* 4.00 * 108.50

Chicago Title

G# 215780

WARRANTY DEED

FROM

Stanley P. Frank, et ux

TO

Roy H. Short, et ux

B 6 4 5 0 3

IDENTIF. REFERENCE

JUN 22 8 46 AM '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 256-2050
NASHVILLE, TENNESSEE