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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James E. Steebe	Same	8DA26335
(NAME)	(NAME)	
511 Annex Avenue		Par. 114
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		Map 90-12
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and 00/100 ($10.00) DOLLARS cash in hand paid by James E. Steebe and other good and valuable consideration receipt of all of which is hereby acknowledged, I, J. F. Steebe, Sr., a widower,

AUG-2	CONV	13,750.00			
AUG-2 S'TAX			A*	35.62	
AUG-2 PR'FEE			A*	.50	
AUG-2	W'DEED		A*	4.00	* 40.12

have bargained and sold, and by these presents do transfer and convey unto the said James E. Steebe, an unmarried person,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in the Eighth Civil District of Davidson County, Tennessee, being Lot No. 119 on the Plan of Charlotte Park Subdivision, Section II, as of record in Book 2663, pages 22 and 23, Register's Office for said County.

Said Lot No. 119 fronts 68.0 feet on the northwesterly side of Annex Avenue, and extends back 149.7 feet on the southwesterly line and 149.7 feet on the northeasterly line, to a line in the rear on which it measures 68.0 feet.

BEING the same real property conveyed to J. F. Steebe, Sr. and wife, Julia Baker Steebe, by deed from Clarence E. Mitchell and wife, Doris A. Mitchell, of record in Book 3913, Page 315, Register's Office for Davidson County, Tennessee, the said Julia Baker Steebe having since died.

CONVEYANCE of this property is made subject to an agreement of record in Book 2593, page 566, said Register's Office, a 10 foot easement for public utilities along the westerly line of premises, 5 foot easement for pressure sewer across premises, anchor easement at the northeast corner of premises, 40 foot building setback line from Annex Avenue, and conditions of owner's certificate, as shown on Plan of record in Book 2663, pages 22 and 23, said Register's Office, easement for electric power transmission line granted Tennessee Electric Power Company, by instruments of record in Book 787, pages 10 and 15 and in Book 2663, pages 22 and 23, said Register's Office, and restrictive covenants contained in an instrument of record in Book 2689, page 38, said Register's Office.

unimproved ( )
This is improved (x) property, known as 511 Annex Avenue, (House Number) (Street)
Nashville, Tennessee (P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 1st day of August 19 72

x J. F. Steebe Sr.

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, ~~Richard R. Hedgepath~~ JOE E. TROTMAN, a Notary Public in and for said County and State, the within named J. F. Steebe, Sr., a widower,

the bargainor ~~is~~, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tenn., this 1st day of August, 1972

My commission expires ~~3-10-75~~ 10-30-72 Notary Public Joe E Trotman

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon this oath acknowledged himself to be the _____ of the _____ the within named bargainor, a corporation, and that he as such _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 13,750.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Richard R Hedgepath

Sworn to and subscribed before me
this 2nd day of August, 1972

~~My commission expires~~ _____ ~~Notary Public~~ W. Williams
Dep. Register

This instrument was prepared by:

Richard R. Hedgepath, Attorney, 802-51st Ave. No., Nashville, Tenn.

Name Address

WARRANTY DEED

FROM J. F. STEEBE, SR.

TO JAMES E. STEEBE

B 69889

IDENTIF. REFERENCE

AUG 2 1 39 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219