BOOK 4632 PAGE 911

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Virginia A. Gaines | First Federal Sav.&Loan Asbn. | |
| (NAME) | (NAME) | |
| 136 Laird Road | 236 4th Avenue North | 116 13 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee | Nashville, Tennessee | 3 |
| (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 Virginia A. Gaines, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and the further consideration of the assumption by the said Virginia A. Gaines, and her agreement to pay the unpaid balance of an indebtedness in the original amount of $26,400.00, secured by deed of trust of record in Book 4334, page 880, Register's Office for Davidson County, Tennessee.

We, Leo K. Lugten and wife, Bertha M. Lugten,

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

Virginia A. Gaines,

her *(successors), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Harding Park, of record in Book 2331, page 120, Register's Office for said County.
Said Lot No. 12 fronts 97.9 feet on the northerly side of Laird Road and runs back between lines, 203.5 feet on the easterly line, and 253.4 feet on the westerly line, to a dead line in the rear on which it measures 153.9 feet.
Being the same property conveyed to Leo K. Lugten and wife, Bertha M. Lugten by deed from Nicholas Quintarelli and wife, of record in book 4334, page 878, Register's Office for Davidson County, Tennessee.

This instrument Was Prepared by
Henry W. Pedigo (mp)
Of The Law Firm of Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 39,900.00

Subscribed and sworn to before me, this the 29th day of August 19 72

Affiant Virginia A. Gaines

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

Notary Public Mary Enoch

This is unimproved ( ) improved (X) property, known as 136 Laird Road, Nashville, Tennessee
(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*

Virginia A. Gaines,

her *(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 deed of trust of record in book 4334, page 880, Register's Office for Davidson County, Tennessee.

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

her

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

*Witness* our hands this 29th day of August, 1972, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Leo K. Lugten

x Bertha M. Lugten

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey, a Notary Public in and for said County and State, Leo K. Lugten and wife, Bertha M. Lugten

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 29th day of August, 19 72.

Commission expires 4/25/76 Mary Ensey Notary Public.

NOTARY PUBLIC AT LARGE 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 .....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

**WARRANTY DEED**

FROM

Leo K. Lugten, et ux.

TO

Virginia A. Gaines

AUG 30 72 CONV 39,900.00
AUG 30 72 S'TAX A* 103.74
AUG 30 72 PB'FEE A* .50
AUG 30 72 W'DEED A* 4.00 * 108.24

B 7 3 7 8 0

IDENTIF. REFERENCE

AUG 30 11 00 AH '72

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE