WARRANTY DEED

BOOK 4642 PAGE 309

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Degler (NAME)	David Degler (NAME)	Map 102-6
6672 South Upton Court (STREET ADDRESS OR ROUTE NUMBER)	6672 South Upton Court (STREET ADDRESS)	Parcel 3
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and 00/100 ---------- ($10.00) ---------- *DOLLARS*

cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

OCT-2[illegible]	CONV	*4,000.00			
OCT-2[illegible]	S'TAX		A*	10.40	
OCT-2[illegible]	PR'FEE		A*	.50	
OCT-2[illegible]	W'DEED		A*	8.00	* 18.90

Karl T. Himmel and wife, Susan Ryan Himmel,

have bargained and sold, and by these presents do transfer and convey unto the said David Degler, an unmarried man,

his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 35 on the Plan of Charlotte Park, Section 26, as of record in Book 3700, page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 35 begins at the common front corner of Lots Nos. 35 and 36 on the Plan of Charlotte Park, Section 26, of record in Book 3700, page 91, Register's Office for said County; thence along the line between Lots Nos. 35 and 36 southwardly 173.34 feet to a point in the northerly line of the Ganier property; thence North 67° 57' 20" West, 159.41 feet to a concrete monument; thence North 83° 18' 16" West, 165 feet, more or less (passing the concrete monument in the witness line at 115.15 feet), to the high water mark of the Cumberland River; thence along the high water mark of the Cumberland River, 139.64 feet, more or less, to the common rear corner of Lots Nos. 34 and 35 on said plan; thence along the line between said Lots Nos. 34 and 35 eastwardly 297.07 feet, more or less, to the westerly margin of South Upton Court; thence with the margin of South Upton Court with a curve to the left, 42.0 feet to the point of beginning.

Said property is subject to restrictions executed by Reynold Bubis, Trustee, dated October 5, 1966, filed October 5, 1966, in Book 4065, page 67; said restrictions were amended by instrument of record in Book 4142, page 166, Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 4,000.00

Affiant

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

My commission expires: 4-17-74

(Affix Seal)

Notary Public

This Instrument Prepared By:
John P Brown Jr. Atty.
Nashville Tn

Recorded plan shows Owner's Certificate, 30-foot set-back line from South Upton Court, 10-foot easement for utilities and drainage along the southerly line and rear witness line an anchor easement 2.5 x 30 feet located on the southerly front corner and a 7.5 foot utility and drainage easement along the northerly side line of the lot.

Being the same property conveyed to Karl T. Himmel and wife, Susan Ryan Himmel, by deed from Cheek and Jones, Inc., as of record in Book 4412, page 104, Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as 6672 South Upton Court, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said David Degler, an unmarried man, his *heirs and assigns, forever.*

And we *do covenant with the said* David Degler, an unmarried man, *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,* except for 1972 taxes, which have been pro-rated and assumed by the buyer.

And we, Karl T. Himmel and wife, Susan Ryan Himmel, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* David Degler his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 29th *day of* Sept, *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.*

Karl T. Himmel

Karl T. Himmel

Susan Ryan Himmel

Susan Ryan Himmel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Sara L. Pettit, *a Notary Public in and for said County and State, the within named* Karl T. Himmel and wife, Susan Ryan Himmel,

*the 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* 29th *day of* September, *19* 72.

Sara L. Pettit, *Notary Public.*

Commission Expires 4-17-74

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

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

Witness my hand and official seal at....., *this*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

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.....

RECORDED 2 815

WARRANTY DEED

FROM

Karl T. Himmel and wife,

Susan Ryan Himmel

TO

David Degler

B 7 8 1 1 1

IDENTIF. REFERENCE

OCT 2 8 56 AM '72

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

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Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE