BOOK 4654 PAGE 489

This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

TTC-228693

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
117-4-167	Mr/Mrs Fritz J. Schubert Same as below	Dobson & Johnson, Inc. 11th Floor J.C. Bradford Bldg. Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) 24W-1370	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 2700 Oakland Avenue	LOAN OR ACCOUNT NO. 14513 PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF THE COUNTY REFERRED TO BELOW.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated June 23, 1970, in the original principal sum of $13,750.00, payable to Dobson & Johnson, Inc., in monthly installments of $110.74 each, including principal and interest at the rate of 8-1/2% per annum, beginning August 1, 1970, said note having since been assigned to Kings Highway Savings Bank, by instrument of record in Book 4467, page 588, and being secured by a deed of trust executed by Richard H. Brennesholtz and wife, Frances M. Brennesholtz to Albert William Johnson, Trustee, of record in Book 4427, page 232,

FRANCES M. BRENNESHOLTZ,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto FRITZ J. SCHUBERT and wife, CAROL B. SCHUBERT

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 42 and the northerly half of Lot No. 41 on the Map of Belmont Terrace, as of record in Book 421, page 101, described as follows:

Beginning at the southwest corner of Rosewood Avenue and an alley; being the northeast corner of said Lot No. 42; thence with the southerly margin of Rosewood Avenue, westerly 160.2 feet to the beginning of a curve; thence around said curve in a southwesterly direction, 15.5 feet to the easterly margin of Oakland Avenue; thence with the easterly margin of said Avenue, southerly 65.2 feet to the center of the front of said Lot 41; thence easterly through the center of said Lot, 170 feet to the westerly margin of an alley; thence with the westerly margin of said alley, northerly 75 feet to the beginning.

Being the same property conveyed to Frances M. Brennesholtz by deed from G. Thomas Stewart and wife, of record in Book 4427, page 230, and by Decree of Probate Court under Rule No. 62529 (Minute Book 20A, page 254), a certified copy of which is of record in Book 4562, page 208 and in Book 4613, page 511, both in said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except as shown above.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 16th day of October 1972

Frances M. Brennesholtz
Frances M. Brennesholtz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4654 PAGE 490

Before me, Helen D. Scott, a Notary Public in and for the State and County aforesaid, personally appeared the within named Frances M. Brennesholtz the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 16th day of October, 19 72.

Helen D. Scott
Notary Public

My commission expires: May 25, 1975

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

_____
Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $17,354.48

Affiant Fritz J. Schubert

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF October 1972

MY COMMISSION EXPIRES: May 25, 1975 (AFFIX SEAL) Helen D. Scott Notary Public

WARRANTY DEED
REF/vs

FROM
FRANCES M. BRENNESHOLTZ

TO
FRITZ J. SCHUBERT AND WIFE

B 83615

IDENTIF. REFERENCE

RUSH

Nov 10 10 57 AM '72
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

NOV10 72 CONV 17,354.48
NOV10 72 S'TAX A* 45.24
NOV10 72 PRTEE A* .50
NOV10 72 W'DEED A* 4.00 * 49.74

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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

_____
Notary Public

My commission expires: