BOOK 4678 PAGE 345

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
I.W. Gernert	same	
(NAME) 930 Caldwell Lane	(NAME)	118-13
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn. 37204	(STREET ADDRESS)	227 Pcl
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) DOLLARS

and other good and valuable consideration the receipt of which is hereby acknowledged, We, Freda Gernert O'Berry, Mary Gernert and Mary Alice Comingore Gernert

FEB-2? CONV 25,000.00
FEB-2? S'TAX A* 65.00
FEB-2? PR'FEE A* .50
FEB-2? W'DEED A* 4.00 * 69.50

have bargained and sold, and by these presents do transfer and convey unto the said I.W. Gernert

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

All our interest in the land in the 7th., formerly the 10th. Civil District of Davidson County, Tennessee, being part of Lot No. 32 on the Plan of the Country property of N.A. McNairy, deceased, as of record in Minute Book "E" pages 564 and 565, and Plan Book 1, page 29, Chancery Court at Nashville, described according to a Plat thereof made July 28th, 1928 by W.B. Southgate, Surveyor, as follows:-

Beginning on the southerly margin of Marengo Avenue, or Caldwell Lane, 200 feet westerly from the corner of Lots 31 and 32; thence with the southerly margin of said Avenue, or Lane, North 85 degrees 35' west 100 feet; thence south 2 degrees 45' west 425 feet; thence south 85 degrees 35' east 100 feet to a point 200 feet westerly from the line between said Lots 31 and 32; thence parallel with said line north 2 degrees 45' east 425 feet to the beginning, containing 976/1000 acres, and being the same property conveyed to Daisy Tucker Foster by deed from Joseph T. Bayer and wife, Lucile B. Bayer, as of record in Book 853, page 376, R.O.D.C. Tennessee, and being the same land conveyed from Daisy Tucker Foster et al to I.W. Gernet, Sr. as of record in Book 982, page 400, and being the same land inherited by Freda GernertO'Berry, I.W. Gernert Mary Gernertand Mary Alice Comingore Gernertfrom the estate of I. W. Gernert as recorded in Book _____, page _____ of the office of County Court Clerk of Davidson County, Tennessee

unimproved ( )
This is improved (XX) property, known as 930 (House Number) Caldwell Lane (Street)
Nashville (City or Town) 37204 (Zip Code)
(P. O. Address)

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 31st day of January, 1973

Mary Irwin Gernert
Mary Alice Comingore Gernert

Freida Gernert O'Berry

BOOK 4678 PAGE 346

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Karen Dee, a Notary Public in and for said County and State, the within named Freda Gernert O'Berry, Mary Gernert and Mary Alice Comingore Gernert

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 this 31st day of January, 1973.

My commission expires 4-3-76 Notary Public Karen Dee

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 $ 25,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

I. W. Gernert Jr.

Sworn to and subscribed before me this 31st day of January, 1973

My commission expires 4-3-76 Notary Public Karen Dee

This instrument was prepared by:

Name	Address
Larry Cole	812 16th Avenue, So., Nashville, Tennessee

WARRANTY DEED

FROM Freda Gernert O'Berry et al

TO I.W. Gernett, Jr.

93589

IDENTIF. REFERENCE

FEB 2 4 02 PM '73

FELIX Z. [illegible] REGIST.
DAVIDSON COUNTY, TENN.

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

RUSH