# WARRANTY DEED

BOOK 4683 PAGE 511

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Ronnie E. Oeser & Etux (NAME) | Guaranty Mortgage Company (NAME) | Map 162-7 |
| 86 Tusculum Rd., Rt.1 (STREET ADDRESS OR ROUTE NUMBER) | 311 7th Avenue, North (STREET ADDRESS) | Par. 30 |
| Antioch, Tennessee 37013 (CITY) (P. O. ZONE) (STATE) | Nashville, Tenn. 37219 (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* TEN AND NO/100 ($10.00)---------- *Dollars,*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4103, page 13, Register's Office for Davidson County, Tennessee.

We, Robert E. Stem, Sr. and wife, Mignon M. Stem

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

Ronnie E. Oeser and wife, Brenda H. Oeser

their ~~successors~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Antioch Park Section I, as of record in Book 3600, page 96, Register's Office for said County.

Said Lot No. 23 fronts 75.00 feet on the northerly side of Tusculum Road and extends back 114.8 feet on the westerly line and 140.0 feet on the easterly line, to an irregular line in the rear on which it measures 79.2 feet.

Being the same property conveyed to Robert E. Stem, Sr. and wife, Mignon M. Stem by deed from Smithson Construction Company, a partnership composed of Carl W. Smithson and William H. Smithson of record in Book 4103, page 12, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $22,123.51

Subscribed and sworn to before me, this the 21 day of Feb. 21, 1973

Affiant Ronnie E. Oeser

My commission expires: Feb 5, 1977 (Affix Seal)

Notary Public

This is ( ) unimproved ( ) improved property, known as ..... (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*

Ronnie E. Oeser and wife, Brenda H. Oeser

their ~~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 as noted above.

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

Ronnie E. Oeser and wife, Brenda H. Oeser, their

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

*Witness* our *hand* S *this* 21st *day of* February, 19 73 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert E. Stem, Sr.

Mignon M. Stem

This Instrument Was Prepared By

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ARTHUR S. LEEBRICK JR, a Notary Public in and for said County and State, Robert E. Stem, Sr. and wife, Mignon M. Stem

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 21st day of February, 19 73.

Commission expires Feb 5, 1977 Arthur S. Leebrick Notary Public

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 _____

FEB26 CONV 22,123.51
FEB26 S'TAX A* 57.46
FEB26 PR'FEE A* .50
FEB26 W'DEED A* 4.00 * 61.96

WARRANTY DEED

FROM ROBERT E. STEM, SR., ET UX

TO RONNIE E. OESER, ET UX

B 95993

IDENTIF. REFERENCE

FEB 26 8 50 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2636
NASHVILLE, TENNESSEE

PEDIGO & SAINDON