THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
311 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

BOOK 4690 PAGE 349

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	
Mildred M. Fenske	Security Federal Savings & Loan Assn.	
(NAME)	(NAME)	Map 131-8
1101 Brookmeade Drive	500 Union	Par. 22
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37204	Nashville, Tenn.	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of $10.00----------

----------TEN AND NO/100---------- *Dollars,*
Cash paid by Mildred M. Fenske and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said of the unpaid balance of a note in the original amount of $23,500.00, secured by a deed of trust to Everett A. Covington, Jr., Trustee, dated May 22, 1972, and recorded in Book 4604, page 89, Register's Office for Davidson County, Tennessee.

We, Gene Joseph Krutzler and wife, Susan S. Krutzler,

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

Mildred M. Fenske,

her ~~XXXXX~~, *heirs and assigns,*

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

Being part of Lot No. 24 on the Plan of Duncanwood Subdivision of record in Book 1424, page 139, Register's Office for said County.

Said part of said Lot fronts 129.3 feet on the westerly side of Brookmeade Drive and extends back 160 feet on the southerly line and 150.5 feet, more or less, on the northerly line to a dead line in the rear measuring 130.3 feet thereon.

Being the same property conveyed to Gene Joseph Krutzler and wife, Susan S. Krutzler by deed from Kenneth M. Williams, of record in Book 4604, page 87, Register's Office for said County.

The said Gene Joseph Krutzler and Gene J. Krutzler being one and the same person.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 27,950.00

Subscribed and sworn to before me, this the 16th day of March 19 73

Affiant: Mildred M. Fenske

My commission expires: 8/14/76 (Affix Seal)

Notary Public: Brenda D. Crabtree

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

Mildred M. Fenske, her

~~XXXXXX~~

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 stated herein.

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

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

Witness our *hand* S *this* 16th *day of* March, 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.*

X Gene J. Krutzler
Gene Joseph Krutzler

X Susan S. Krutzler
Susan S. Krutzler

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Brenda S. Crabtree, a Notary Public in and for said County and State, Gene Joseph Krutzler and wife, Susan S. Krutzler, 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 16th day of March, 1973.

Brenda S. Crabtree Notary Public

Commission expires 8-14-76

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 .....

MAR20 CONV 27,950.00
MAR20 S'TAX A* 72.54
MAR20 PR'FEE A* .50
MAR20 W'DEED A* 4.00 * 77.04

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

WARRANTY DEED

FROM Gene Joseph Krutzler, et ux

TO Mildred M. Fenske

B98865

IDENTIF. REFERENCE

MAR 20 10 48 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 256-2650
NASHVILLE, TENNESSEE

RETURN TO:
DOBSON & JOHNSON, INC.