This Instrument Prepared By:
Michael Miller
GRACEY, BUCK, MADDIN & COWAN
500 Court Square Building
Nashville, Tennessee 37[illegible]

BOOK 4691 PAGE 76

# WARRANTY DEED

| Address New Owner(s) as Follows | Send Tax Bills To | Map Parcel Number |
|---|---|---|
| Jon H. Kaas and wife,<br>Judith S. Kaas<br>203 Priest Road<br>Nashville, Tennessee 37215 | Same | F.H. 18320<br>Map 144-12<br>Par. 18 |

For and in consideration of the sum of Ten ($10.00) Dollars cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert G. Heath and Rosetta H. Heath have this day bargained and sold, and do hereby transfer and convey unto the said Jon H. Kaas and wife, Judith S. Kaas, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 40 on the Plan of Otter Creek Hills, as of record in Book 2990, pages 110 and 111, Register's Office for said County, as follows:

BEGINNING at a point in the northwesterly terminus of Priest Road at the corner of said lot and a lot marked "Alex Brown Property"; thence along the line of said Brown lot, north 88 degrees west 305 feet to a corner of Lot No. 47; thence with the line between Lots Nos. 40 and 47, northerly 73 feet to a point; thence north 21 degrees 20 feet east 349.6 feet to a concrete monument; thence north 67 degrees 30 feet east 251.5 feet to a point; thence southerly 380 feet to the northwest terminus of Priest Road; thence with the terminus of the same in a southerly direction, around a curve, 104.1 feet to the point of beginning.

Being the same property conveyed to Robert G. Heath and Rosetta H. Heath by G. T. Developers, Inc. by Warranty Deed of record in Book 3872, page 607, Register's Office, Davidson County, Tennessee.

This conveyance is subject to a prior Deed of Trust executed by the Grantors to secure an indebtedness to Security Federal Savings and Loan, which Deed of Trust is of record in Book 4052, page 216, Register's Office, Davidson County, Tennessee.

This conveyance is further subject to a second prior Deed of Trust executed by the Grantors to secure an indebtedness to Security Federal Savings and Loan, which Deed of Trust is of record in Book 4538, page 747, Register's Office, Davidson County, Tennessee.

This conveyance is further subject to a third prior Deed of Trust executed by the Grantors to secure payment of $50,000.00 of indebtedness to Fireman's Fund Insurance Company as of record in Book 4594, page 62, Register's Office for Davidson County, Tennessee.

Subject to any and all restrictions of record in Register's Office for Davidson County, Tennessee, that are applicable to said Lot No. 40 on Plan of Otter Creek Hills.

This is improved property known as 203 Priest Road.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Jon H. Kaas and wife, Judith S. Kaas, their heirs and assigns forever. Grantors covenant that they 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 hereinabove.

Grantors further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said real estate to said Jon H. Kaas and wife, Judith S. Kaas, their heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 28 day of February, 1973.

Robert G. Heath

Rosetta H. Heath

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Kurt Strasser, a Notary Public in and for said County and State, Robert G. Heath and Rosetta H. Heath, 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 28 day of February, 1973.

Kurt Strasser
Notary Public

My Commission Expires: 11/13/76

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $55,000.00.

Jon H Kaas
Affiant

Sworn to and subscribed before me this 21 day of March 1973.

George D. [illegible]
Notary Public

My Commission Expires:_____

B 9 9 1 7 0

IDENTIF. REFERENCE

MAR 21 3 58 PM '73

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

MR21[illegible] CONV 55,000.00
MR21[illegible] STAX A* 143.00
MR21[illegible] PRFEE A* .50
MR21[illegible] W'DEED A* 4.00 * 147.50