WARRANTY DEED

BOOK 4691 PAGE 565

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronald W. Magin and wife, Charlene L. Magin (NAME)	Shoemacher Mortgage Company (NAME)	Map 128-14
314 Cross Timbers Dr (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 343 (STREET ADDRESS)	Parc 82
Nashville Tenn (CITY) (P. O. ZONE) (STATE)	Memphis, Tennessee (CITY) (ZONE) (STATE)	FB 9D 4970

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) Dollars ---------

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Dollars,

and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption of the unpaid balance of a deed of trust payable to United Mortgagee Servicing Corporation of record in Book 4264, page 662, Register's Office for Davidson County, Tennessee, and the transfer of the escrow account therein

FRANK W. BUCHHOLZ and wife, MERIAM JANE BUCHHOLZ

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

~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ CHARLENE L. MAGIN

~~XXXXX~~ her *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 160 on the Plan of Harpeth Park, Section II, as of record in Book 3700, page 58, said Register's Office.

Said Lot No. 160 fronts 100.0 feet on the northeasterly margin of Cross Timbers Drive and extends back 389.71 feet on the northwesterly line and 420.0 feet on the southeasterly line to a rear line, which is broken, measuring 132.31 feet thereon.

Being the same property conveyed to Frank W. Buchholz and wife, Meriam Jane Buchholz by deed from Harpeth Builders, Inc., of record in Book 4264, page 660, 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 $ 27,000.00

Subscribed and sworn to before me, this the 20 day of March 1973

Charlene L. Magin
Affiant

My commission expires: 4/30/73 (Affix Seal)

Notary Public

This is ~~unimproved~~ improved (X) property, known as 314 Cross Timbers, Nashville, Tennessee
(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

~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~, CHARLENE L. MAGIN

~~XXXXX~~ Her *(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 for 1973 taxes.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ CHARLENE L. MAGIN

~~XXXXX~~ her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand S. *this* 20th *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.*

Frank W. Buchholz

Frank W. Buchholz

Meriam Jane Buchholz

Meriam Jane Buchholz

THIS INSTRUMENT WAS PREPARED BY
GAIL P. FIGG, ATTORNEY
916 J. C. Bradford Bldg.
NASHVILLE, TENN. 37219

T.R. 4691 PAGE 563

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, J. Fred Haeussler, a Notary Public for said County and State, Frank W. Buchholz and wife, Miriam Jane Buchholz

the within named bargainor, 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 (Davidson County) this 20 day of March, 1973.

J. Fred Haeussler
Notary Public

Commission expires July 28, 1974

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the County aforesaid, personally appeared ..., with whom I am personally acquainted, and who, upon oath, acknowledged ... if 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 ...

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing Unsatisfactory in this Document when Received

MAR23P CONV 27,000.00
MAR23P S'TAX A* 11.2(
MAR23P PR'FEE A* .5(
MAR23P W'DEED A* 1.0(7[illegible].7(

WARRANTY DEED

FROM
Frank W. Buchholz and wife,
Miriam Jane Buchholz

TO
~~Ronald Maxwell Magin and wife,~~
Charlene L. Magin

B 99395

IDENTIF. REFERENCE

MAR 23 9 47 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

[illegible] W. Lord
Third & Union
[illegible], TENNESSEE