(This instrument was prepared by Milton W. Smith, Jr., Attorney at Law, 320 Gallatin Road, Madison, Tenn. 37115.)

WARRANTY DEED

BOOK 4694 PAGE 78

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ralph Zerbe et ux	First Federal Savings & Loan Association	
(NAME) 331 - E Due West Ave	(NAME) 236 4th Avenue North	11D 66985
(STREET ADDRESS OR ROUTE NUMBER) Madison Tenn	(STREET ADDRESS) Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ---------- ($10.00) *Dollars,* cash in hand paid by the grantees hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said grantees of the unpaid balance of a certain indebtedness in the original principal amount of $8,500.00, payable to First Federal Savings and Loan Association; and secured by a deed of trust executed by Jerry E. Gibbs and wife, to T.I. Holman, Jr., Trustee, of record in Book 3318, page 547, Register's Office for Davidson County, Tennessee; which said unpaid balance the said grantees hereby agree to assume and promise to pay,

We, JEAN ELIZABETH WRIGHT AND JON BARTLEY WRIGHT, hereinafter called the grantors, *have this day bargained and sold, and do hereby transfer and convey unto* RALPH ZERBE AND WIFE, DIXIE C. ZERBE, herein called the grantees, their heirs and assigns, *certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 10 on the Map of Geo. F. Roth's Resubdivision of Lots 19 and 23, in the Montague Subdivision, not of record, and described as follows:

Beginning at a point in the northerly margin of Due West Avenue at the corner of Lots 9 and 10; thence northerly 200 feet to a point in the south margin of Lot 11; thence easterly with the margin of Lot 11, 50 feet to a point; thence southerly 200 feet to the northerly margin of Due West Avenue; thence westerly with said Avenue 50 feet to the beginning.

Being the same property conveyed to Jean Elizabeth Wright and Jon Bartley Wright, by deed from Jerry E. Gibbs and wife, Jayne B. Gibbs, of record in Book 4205, page 851, Register's Office for said County.

This conveyance also includes the escrow account held in connection with the above-described loan which is transferred to the said grantees.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $11,450.00

Subscribed and sworn to before me, this the 2nd day of April, 1973

Affiant

My commission expires: (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 331 Due West Avenue, (House Number) (Street) Madison, (P. O. Address:) Tennessee (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said grantees, their 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 grantees, their heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 30th day of March, 1973, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jon Bartley Wright (Jon Bartley Wright)

Jean Elizabeth Wright (Jean Elizabeth Wright)

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Jean Elizabeth Wright and Jon Bartley Wright,

the within named 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 Madison, *Tennessee,*
this 30th *day of* March, *19* 73.

Commission expires 4-16-75 James A. Leeman *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 .....

APR-2[illegible] CONV 11,450.00
APR-2[illegible] S'TAX A* 29.64
APR-2[illegible] PR'FEE A* .50
APR-2[illegible] W'DEED A* 4.00 * 34.14

WARRANTY DEED

FROM
JEAN ELIZABETH WRIGHT AND
JON BARTLEY WRIGHT

TO

RALPH ZERBE ET UX

C 00583

IDENTIF. REFERENCE

APR 2 11 04 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS