# WARRANTY DEED

BOOK 4706 PAGE 976

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| ALBERT WILLIAM FRANCK et ux | Fidelity Federal Savings & Loan | |
| (NAME) 701 Marswen Drive | 226 Third Ave. North Nashville, Tennessee | 61-2 |
| (STREET ADDRESS OR ROUTE NUMBER) Madison, TEnnessee 37115 | (STREET ADDRESS) | 10 pm |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* ----------($10.00)----------
----------TEN and 00/100---------- *Dollars,*
Cash in hand paid by Albert William Franck and wife, Lillian Faye Franck and other good and valuable consideration, the receipt of which is hereby acknowledged,

WE, JAMES V. LACKEY and wife, JOYCE B. LACKEY,

*have this day bargained and sold, and do hereby transfer and convey unto the said* ALBERT WILLIAM FRANCK and wife LILLIAN FAYE FRANCK

their *(successors), heirs and assigns,*
*certain real estate in Davidson County, Tennessee, as follows:* being Lot No. 216 on the Plan of Gra-Mar Acres Subdivision, Section 7, as of record in Book 2331, page 80, Register's Office for said County.
Said Lot No. 216 fronts 70.54 feet on the northerly margin of Marswen Drive and 24.46 feet on the boundary of the subdivision and extends back between lines 2.6.2 feet on the easterly line and 230 feet on the westerly line to a dead line in the rear, measuring 108.9 feet thereon.

Being the same property conveyed to James V. Lackey and wife, Joyce B. Lackey by deed from Gaines and Gregory Construction Co. Inc. dated June 12, 1956 as of record in Book 2546, page 111, Register's Office for said County.

This conveyeance is made subject to Restrictive covenants of record in Book 2481, page 129 Register's Office for Davidson County, Tennessee, and the Plan of record in Book 2331, page 80, said Register's Office, which shows a 70 foot setback line from Marswen Drive, 10 foot easements for public utilities across the rear and along the westerly margin of the lot, and an anchor easement 2.5 x 20 feet at the southeast corner of the lot.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $31,000.00

Subscribed and sworn to before me, this the 12 day of May 19 73

Affiant Albert William Franck

My commission expires: March 3, 1974 (Affix Seal)

Notary Public Maura M. Mahaney

This is unimproved ( ) improved (XX) property, known as 701 Marswen Drive (House Number) Madison (Street) Tennessee P. O. Address: 37115 (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said* Albert William Franck, and wife Lillian Faye Franck 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.*

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Albert William Franck and wife Lillian Faye Franck their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* S *this* 11th *day of* May, 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.*

James V. Lackey

Joyce B. Lackey

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Marvin M. Umsey, a Notary Public in and for said County and State, James V. Lackey and wife, Joyce B. Lackey

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 11 day of May, 1973.

Commission expires March 3, 1974 Marvin M Umsey 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.....

MAY 14 73 CONV 31,000.00
MAY 14 73 S'TAX A* 80.60
MAY 14 73 PR'FEE A* .50
MAY 14 73 W'DEED A* 4.00 * 85.10

01-020856-0

WARRANTY DEED

FROM James V. Lackey et ux

TO Albert William Franck et ux

Lillian Faye Franck

C 0 6 4 5 5

IDENTIF. REFERENCE

MAY 14 3 12 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOC... NASHVILLE

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE

This instrument prepared by
SER & E Attorneys
Pro... B...