BOOK 4727 PAGE 359

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DONALD R. KINZER (NAME)	DONALD R. KINZER (NAME)	
4231 SAMOA DR (STREET ADDRESS OR ROUTE NUMBER)	4231 SAMOA DR (STREET ADDRESS)	72-14
~~NASHVILLE~~ HERMITAGE 37076 TENN (CITY) (P. O. ZONE) (STATE)	HERMITAGE 37076 TENN (CITY) (ZONE) (STATE)	79 PW

FOR AND IN CONSIDERATION of the sum of ...TEN AND NO/100 ($10.00)----------

----------Dollars,

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by instruments of record in Book 2513, page 43; Book 4573, page 668, Register's Office for Davidson County, Tennessee.

We, Roy Hixson and wife, Mary Hixson and E. W. Wilkerson and wife, Nancy Wilkerson

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

Donald R. Kinzer and wife, Marie Kinzer

their ~~heirs~~ *heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 8 on the Map of Chesterfield Place as of record in Book 332, page 147, Register's Office for said County.

Said Lot No. 8 fronts 50.3 feet on the southerly side of Chester, formerly Chesterfield Avenue, and runs back 211 feet on the westerly line, and 218.5 feet on the easterly line to a dead line, measuring 50.2 feet thereon.

Being the same property conveyed to Roy Hixson and E. W. Wilkerson, Trustee by deed from James A. Powell and wife, Sybil J. Powell of record in Book 4573, page 668, Register's Office for Davidson County, Tennessee.

Said property was taken in the name of Roy Hixson and E. W. Wilkerson, Trustee, whereas there was really no trust established and therefore, the said Roy Hixson and E. W. Wilkerson are actually the owners of said property individually.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,500.00

Subscribed and sworn to before me, this the 1st day of JULY 1973

Affiant E. W. Wilkerson

My commission expires: Oct 24 1973 (Affix Seal)

Notary Public Roy B Carter

This is ~~unimproved~~ improved property, known as 1112 CHESTER AV NASHVILLE TENN (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

Donald R. Kinzer and wife, Marie Kinzer

their ~~heirs~~

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 noted above.

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

Donald R. Kinzer and wife, Marie Kinzer, their

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

Witness our hand s this 1st day of JULY, 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 Roy Hixson

X Mary L. Hixson

X E. W. Wilkerson

X Nancy Wilkerson

This Instrument Was Prepared By

Dewey W. Pedigo

Of The Law Firm Pedigo & Sandon

Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Roy B Carter, *a Notary Public in and for said County and State,* Roy Hixson and wife, Mary Hixson and E. W. Wilkerson and wife, Nancy Wilkerson

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* 21st *day of* July, *19* 73.

Roy B Carter
Notary Public

My commission expires Oct 24, 1973

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 .....

JUL 12 CONV 12,500.00
JUL 12 S'TAX A* 32.50
JUL 12 PR'FEE A* .50
JUL 12 W'DEED A* 4.00 * 37.00

WARRANTY DEED

FROM

ROY HIXSON, ET UX, ET AL

TO

DONALD R. KINZER, ET UX

C 15041

IDENTIF. REFERENCE

JUL 12 1 03 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

PEDIGO & SAINDON