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PIONEER Nat'l Title #233689

Prepared by: Andrew D. Tanner, Attorney
507 American Trust Building
P. O. Box 2541
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James B. Tramel et ux	First Federal Savings & Loan Association	11D-66030
(NAME) 113 Berkley Drive	(NAME) Fourth and Union Streets	Map 51 - 12
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tennessee 37115	(STREET ADDRESS) Nashville, Tennessee 37219	Par. 27
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

TEN and no/ 100 -------- ($10.00) ---------- *Dollars,*
cash paid by Grantees and other good and valuabel consideration, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid principal balance of a note in the original amount of $12,750.00, to First Federal Savings & Loan Association, secured by a deed of trust to T. I. Holman, Trustee, of record in Book 4324, page 632, Register's Office for Davidson County, Tennessee, payable as specified therein,

we, Thomas E. Garrett and wife, Cenieth S. Garrett,

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

James B. Tramel and wife, Helen L. Tramel,

their *(successors), heirs and assigns,*

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

Being Lot No. 35 on the Map of Section I, Morningside Heights, as of record in Book 1130, page 76, Register's Office for said County.

Said Lot No. 35 fronts 105 feet on the north side of Berkley Drive, and runs back between lines, 107.9 feet on the west line and 121.6 feet on the east line to a dead line in the rear, measuring 106 feet thereon.

Being the same property conveyed to Thomas E. Garrett and wife, Cenieth S. Garrett, by deed from Sidney Thomas Watson and wife, as of record in Book 4324, page 630, said Register's Office.

This conveyance is made subject to recorded plan which shows 30-foot set-back line from Berkley Drive, a 10-foot easement along the north line of the lot for public utilities.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $18,400.00

Subscribed and sworn to before me, this the 20th day of September 19 73

Affiant James B Tramel

My commission expires: My Commission Expires April 7, 1975 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 113 Berkley Drive, Madison, Tennessee 37115
(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

James B. Tramel and wife, Helen L. Tramel,

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,* except for abovementioned deed of trust assumed by Grantees.

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James B. Tramel and wife, Helen L. Tramel,

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* twentieth *day of* September, 1973. *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Cenieth S. Garrett
Cenieth S. Garrett

Thomas E. Garrett
Thomas E. Garrett

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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, Thomas E. Garrett and wife, Cenieth S. Garrett,

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 Nashville Tennessee, this 20th day of September, 19 73

My Commission Expires Nov. 8, 1975 Notary Public

Commission expires

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

SEP 24 CONV 18,400.00
SEP 24 STAX A* 47.84
SEP 24 PRTFEE A* .50
SEP 24 WDEED A* 4.00 * 52.34

WARRANTY DEED

FROM
THOMAS E. GARRETT et ux

TO
JAMES B. TRAMEL et ux

C 2 4 9 4 7

IDENTIF. REFERENCE

SEP 24 9 28 AM '73

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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

Mail to: Nixon-Kent Company [illegible] Frank[illegible]