BOOK 4769 PAGE 567

This instrument prepared by:
Bass, Berry, & Sims
1000 American Trust Building
Nashville, Tennessee 37201

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Number
Stanley Chernau, Trustee 218 3rd Avenue North Nashville, Tenn. 37201	Same	MAP - 104 - 11 PARC. 203

FOR AND IN CONSIDERATION of the sum of Twenty-three Thousand Dollars ($23,000.00), cash in hand to us paid, the receipt of which is hereby acknowledged, the undersigned, Josephine E. Garrott, and Frank Fiederling have bargained and sold, and by these presents do transfer and convey unto the said Stanley Chernau, Trustee, with full power to mortgage, sell, or convey without the joinder of any beneficiary, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 8 and the southerly 12-1/2 feet of Lot No. 7 on the Plan of Tyler Calhoun's Subdivision of Lot No. 5 of Waddey's Subdivision of the Baxter Lands, of record in Book 332, page 103 Register's Office of said County.

Said property fronts 62-1/2 feet on the easterly side of Convent Place and runs back 218.2 feet on the southerly line and 219.25 feet, more or less, on the northerly line to the westerly side of Calhoun Street, on which side the property measures 62-1/2 feet.

Being the same property conveyed to Willie J. Elliott, by deed from Mary Krieg Ware et al, of record in Book 1390, Page 429, said Register's Office, and being the same property devised to Josephine Elliott Garrott and Mary Louise Elliott Fiederling by the will of Willie Elliott, of record in Will Book 94, page 387, Probate Court of Davidson County, Tennessee, said Mary Louise Elliott Fiederling has since died and her interest in the previously described property passed to her husband, Frank Fiederling, by devise of record in Will Book 14, pages 543, and 544, Probate Court of Madison County, Alabama, and recorded in Book 4769, Page 564, Register's Office for Davidson County, Tennessee

Asa Black and Louise M. Ward, being the holders of a certain Power-of-Attorney acknowledge their consent to this conveyance by signing as Attorneys-In-Fact.

This is improved property, known as 2002 Convent Place, Nashville, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

CONV 23,000.00
EC-4-MS STAX A* 59.80
EC-4-PR FEE A* .50
C M UCFEE A* 6.00 * 66.30

The actual consideration or value whichever is greator, for this transfer is $23,000.00.

Carol Love
AFFIANT

Subscribed and sworn to before me,
this 13 day of Dec, 1973.

Notary Public

My Commission Expires: 2/4/75

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Stanley Chernau, Trustee, with full power to mortgage, sell, or convey without the joinder of any beneficiary, his successors and assigns, forever. And Grantors do covenant with the said Stanley Chernau, Trustee, that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for 1973 taxes, which are probated and assumed by the Grantee.

And Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Stanley Chernau, Trustee, his successors and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 11 day of NOVEMBER, 1973, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

C34006

IDENTIF. REFERENCE

DEC 4 3 33 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Josephine E. Garrott
Josephine E. Garrott

Asa Black
Asa Black, Attorney-in-Fact for
Josephine E. Garrott

Louise M. Ward
Louise M. Ward, Attorney-in-Fact for
Josephine E. Garrott

Frank Fiederling
Frank Fiederling

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Gloria P. Harris, a Notary Public in and for said County and State, the within named Josephine E. Garrott, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of November, 1973.

Gloria P. Harris
Notary Public

My Commission Expires:
Dec. 3rd 1975

GLORIA P. HARRIS NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Thomas L. Lemmon, a Notary Public in and for said County and State, the within named Frank Fiederling, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of November, 1973.

Thomas L. Lemmon
Notary Public

My Commission Expires:
Feb. 26, 1977

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before, Gloria P. Harris, a Notary Public in and for said County and State, the within named Louise M. Ward, to me known to be the person who executed the foregoing instrument in behalf of Josephine E. Garrott and acknowledged that she executed the same as the free act and deed of said Josephine E. Garrott.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of November, 1973.

Gloria P. Harris
Notary Public

My Commission Expires:
Dec 3rd 1975

STATE OF IOWA)
COUNTY OF Johnson)

Personally appeared before me, John E. Thompson a Notary Public in and for said County and State, the within named Asa Black, to me known to be the person who executed the foregoing instrument in behalf of Josephine E. Garrott and acknowledged that he executed the same as the free act and deed of said Josephine E. Garrott.

Witness my hand and official seal at Iowa City - Iowa Iowa, this 19 day of November, 1973.

John E Thompson
Notary Public

My Commission Expires:
Sept 30, 1975