ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Eugene E. Frizzell et ux	New Owner	Map 83-2
(NAME)	(NAME)	
409 Scott Avenue	Some Address	Par. 258
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	27W-04820
Nashville, Tenn. 37206		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100---------- ----------($10.00)---------- DOLLARS

cash in hand paid by Eugene E. Frizzell and wife, Elizabeth S. Frizzell, hereinafter called the Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, George Kurta and Olivia Pederson, hereinafter called Grantors,

have bargained and sold, and by these presents do transfer and convey unto the said Eugene E. Frizzell and wife, Elizabeth S. Frizzell

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being parts of Lots Nos. 1 and 2 on the unrecorded plan of a re-subdivision of Lots Nos. 16 and 17 on the Original Plan of Brownsville, being of record in Book 21, Page 9, of the Register's Office for said County, described as follows:

Beginning on the westerly margin of Scott Avenue at a point 415 feet north of the northerly margin of Greenwood Avenue, said point being 115 feet north of the northeast corner of the property conveyed to E. H. Civils, Jr. by deed from W. B. Sneed and wife, of record in Book 766, Page 757, said Register's Office; thence westwardly and parallel with the northerly line of Civils property 155 feet to the easterly line of the H. A. Howe property; thence with said Howe's easterly line, northwardly 55 feet; thence eastwardly 155 feet to the westerly margin of Scott Avenue; thence with same, southwardly 55 feet to the beginning.

Being the same property conveyed to George Kurta and Olivia Pederson by deed from Lorena A. Lewis and wife, Roberta Cecile Lewis, as of record in Book 4462, Page 533, Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT PREPARED BY
CLARENCE O. INGRAM
ATTORNEY AT LAW
P. O. BOX 313
3310 LEBANON RD. BLDG.
HERMITAGE, TENN. 37076

unimproved ( )
This is improved (X) property, known as 409 Scott Avenue (House Number) (Street)
Nashville, Tennessee 37206 (P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 7th day of December, 1973.

George A. Kurta
George Kurta

Olivia Pederson
Olivia Pederson

[redacted] [redacted]

BOOK 4770 PAGE 739

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named George Kurta and Olivia Pederson

the 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 Hermitage, Tennessee, this 7th day of December, 19 73.

My commission expires 5/29/77 Notary Public Clarence O. Ingram

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 17,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Clarence O. Ingram

Sworn to and subscribed before me
this 7th day of December, 19 73.

My commission expires 5/29/77 Notary Public Anna Margaret Bailey

mail

This instrument was prepared by:

Name	Address
Clarence O. Ingram, Attorney	3310 Lebanon Road Building Hermitage, Tennessee 37076

DEC10 73 CONV 17,000.00
DEC10 73 S'TAX A* 44.20
DEC10 73 PR'FEE A* .50
DEC10 73 W'DEED A* 4.00 * 48.70

WARRANTY DEED

FROM GEORGE KURTA & OLIVIA PEDERSON

TO EUGENE E. FRIZZELL ET UX

C 34546

IDENTIF. REFERENCE

DEC 10 9 11 AM '73

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219