(This instrument was prepared by Harold G. Tesseneer, Attorney at Law, 320 Gallatin Road, Madison, Tenn. 37115.)

BOOK 4773 PAGE 532

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Raymond D. Patzer | First Federal Savings & Loan Assoc. | 15D 19020 |
| (NAME) 1508 Norvell Avenue | (NAME) 236 4th Avenue North | |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee | (STREET ADDRESS) Nashville, Tennessee | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

Mail to

*FOR AND IN CONSIDERATION of the sum of* TEN AND NO/100 ( $10.00) *Dollars,*

cash in hand paid by the grantee hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, JANELLE C. PATZER, a single person, hereinafter called the grantor,

*have this day bargained and sold, and do hereby transfer and convey* ~~xxxxxxx~~ my one-half undivided interest, to

RAYMOND D. PATZER, a single person,

herein called the grantee, his ~~xxxxxxx~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 1 on the Map of Shadowlawn, as of record in Book 1130, page 84, Register's Office for said County, described as follows: Beginning at a point in the southerly margin of Norvell Avenue, but shown on said plan as Little Avenue, at the corner of Lots Nos. 1 and 2, being a concrete monument; thence with the line between said lots, southerly 131.3 feet to a point; thence south 67° east 233.2 feet to a concrete monument; thence north 54° east 15.7 feet to the margin of Little Avenue; thence with the margin of the same, northwesterly 192.5 feet to another concrete monument, and continuing with the margin of the same, northwesterly, around a slight curve, 72.5 feet to the point of beginning.

Being the same property conveyed to Raymond D. Patzer and wife, Janelle C. Patzer, by deed from Charles L. Blanchard and wife, Gwendolyn Blanchard, of record in Book 4431, page 606, Register's Office for said County.

This conveyance is made subject to two deeds of trust described as follows: (1) Deed of trust executed by Charles L. Blanchard and wife, to T.I. Holman, Jr., Trustee, of record in Book 4370, page 398, to secure to First Federal Savings and Loan Association, a note in the original principal amount of $15,800.00; and (2) Deed of trust executed by Raymond D. Patzer and wife, to M.T. Fields, Trustee, of record in Book 4703, page 870, to secure to Old Hickory Employees Credit Union, a note in the amount of $6,452.74; which are hereby assumed by the said grantee herein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 5000.00

Subscribed and sworn to before me, this the 17th day of December 19 73

Affiant

My commission expires:

(Affix Seal)

Notary Public

This is unimproved ( ) improved (XX) property, known as 1508 Norvell Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town

my one-half undivided interest in

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said*

grantee, his

~~xxxxxxx~~, one-half undivided interest in

*heirs and assigns forever.* I *covenant that* I am *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 stated herein.

I *further covenant and bind* myself *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantee, his

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

*Witness* my *hand* *this* 7th *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.*

Janelle C. Patzer
(Janelle C. Patzer)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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*Personally appeared before me,* the undersigned, *a Notary Public in and for said County and State,* Janelle C. Patzer, a single person,

*the within named 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* Madison, *this* 7th *day of* November, *19* 73.

*Commission expires* 4-16-75 James A. Lesemann *Notary Public*

JAMES A. LESEMANN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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* _____

DEC 17 CONV *5,000.00
DEC 17 ST TAX A* 13.00
DEC 17 PRFEE A* .50
DEC 17 WDEED A* 4.00 17.50

35526

IDENTIF. REFERENCE

Dec 17 2 35 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
JANELLE C. PATZER, a single person

TO
RAYMOND D. PATZER, a single person

Compliments of
Madison Title Company*
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing:
Chicago Title Insurance Company
CHICAGO, ILLINOIS