Burgert

SEND TAX BILLS TO: Name Home Federal Savings & Loan

Address Life & Casualty Tower

Nashville, Tenn. 37201

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
STEGALL, DANIEL, BURTON, BOLIN & LA ROCHE
ATTORNEYS AT LAW
MURFREESBORO, TENN. 37130

Map Parcel Number
5D-6635

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FOR AND IN CONSIDERATION of the sum of EIGHT THOUSAND, FIVE HUNDRED AND NO/100 ($8,500.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and the assumption by the grantees herein of the obligation to pay, when due, a certain indebtedness owed by the undersigned in favor of Home Federal Savings and Loan Association of Nashville, Tennessee, secured by a deed of trust on the property herein conveyed, of record in Book 4633, Page 864, Register's Office of Davidson County, Tennessee, the present principal balance of said indebtedness being in the amount of $23,604.10, we, JIMMY PAUL KONNERTH and wife, JUDITH K. KONNERTH, have this day bargained and sold and by these presents do hereby transfer and convey unto BILLY ESCUE and wife, DEBORAH ESCUE, their heirs and assigns, forever, that certain real estate situated in Davidson County, Tennessee, more particularly described as follows, to-wit:

> Being Lot No. 346 on the Plan of Hillbrook, Section 6, as of record in Book 4175, page 7, Register's Office of Davidson County, Tennessee. Said Lot No. 346 fronts 70.0 feet on the northwesterly side of Sherman Oaks Drive and extends back 165.5 feet on the southwesterly line in the rear which is a broken line, measuring 101.1 feet thereon.
>
> Being the same property conveyed to Jimmy Paul Konnerth and wife, Judith K. Konnerth, by deed from Michael D. Mitchell and wife, Sandra S. Mitchell, of record in Book 4633, page 862, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real estate, together with the appurtenances, estate, title and interest thereto belonging, unto the said BILLY ESCUE and wife, DEBORAH ESCUE, their heirs and assigns, forever.

We covenant with the said grantees that we are lawfully seized and possessed of said real estate, have a good right to convey the same, and that it is unencumbered, except for the indebtedness set forth above, except for the lien of 1973 taxes, which taxes are prorated between the parties by the transfer of the escrow account hereinafter set forth and the payment thereof assumed by the grantees, and except for any and all restrictive covenants which may be applicable to said property and of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to forever warrant and defend the title to said real estate to the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Possession of the property is to be given with delivery of this instrument.

We do hereby specifically convey, transfer and set over to the said grantees all of our right, title and interest in and to the certain escrow account maintained in connection with the deed of trust mentioned above.

WITNESS our hands on this the 28 day of November, 1973.

Jimmy Paul Konnerth

Judith K. Konnerth

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STATE OF TENNESSEE)
ss.
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JIMMY PAUL KONNERTH and wife, JUDITH K. KONNERTH, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument (Warranty Deed) for the purposes therein expressed and contained.

WITNESS my hand and Official Seal at Nashville, Tennessee, this 28 day of November, 1973.

Notary Public

My Comm. expires: 7-31-75

DALE LARKIN STEGALL NOTARY PUBLIC STATE OF TENNESSEE

C360777

IDENTIF. REFERENCE

DEC 21 11 16 AM '73

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

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I, OR WE, HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $ 33,000, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE AMOUNT WHICH THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

Jimmy Paul Konnerth
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF Nov., 1973.

NOTARY PUBLIC OR REGISTER

NOTARY COMMISSION EXPIRES: 7-31-75

DALE LARKIN STEGALL NOTARY PUBLIC STATE OF TENNESSEE

DEC21R	CONV	33,000.00				
DEC21RS'TAX			A*	85.80		
DEC21RPR'FEE			A*	.50		
DEC21R	W'DEED		A*	6.00	*	92.30