THIS INSTRUMENT PREPARED BY:
DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

BOOK 4778 PAGE 948

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr/Mrs James L. House	Security Federal Savings &Ln.	73-12-97
(NAME:)	(NAME:)	
2944 McGavock Pike	500 Union Street	3D-43156
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37214	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN DOLLARS * ($10.00) *DOLLARS*

and other good and valuable considerations, the receipt of which is hereby acknowledged,

JAMES MONROE FRIZZELL and wife, MINNIE RUTH FRIZZELL

have bargained and sold, and by these presents do transfer and convey unto the said JAMES L. HOUSE, SR., and wife, WILLENE H. HOUSE

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT I: Being Lot No. 21 on the Plan of Sunset View, not of record, described according to a survey made by J. W. Carrigan, Surveyor, October 26, 1945, as follows: BEGINNING on the easterly margin of McGavock Pike at the corner of Lots Nos. 19 and 20 on said plan, being the northwest corner of the property conveyed to E. S. Shearin and wife, by deed from Geo. I. Waddey, Jr., of record in Book 1637, page 407, Register's Office for said County; thence with the asterly margin of said Pike, northwardly 100 feet to the corner of Lots Nos. 20 and 21; thence with the line between said lots Nos. 20 and 21, eastwardly 419.5 feet to the top of a bluff; thence down said bluff to lowwater mark of Cumberland River; thence with the low water mark of said River, southwardly 92.7 feet, more or less, to the corner of Lots Nos. 19 and 20; thence with the line between said lots Nos. 19 and 20 westwardly to the top of said bluff, and continuing in the same direction 425.3 feet to the beginning.

Being the same property conveyed to Munroe Frizzell and wife, Minnie Ruth Frizzell, by deed from Raymond C. Lowry and wife, Jean W. Lowry, as of record in Book 2440, page 475, said Register's Office.

TRACT II: Being the southerly 10 feet of Lot No. 21 on the Plan of Sunset View, not of record and described as follows:

BEGINNING in the easterly margin of McGavock Pike at the common corner of Lots 20 and 21; thence easterly, along the line between said lots, 419.5 feet to a point on top of bluff of the Cumberland River, and continuing easterly, approximately 170 feet to the low water mark of the Cumberland River; thence along the low water mark of the

(See Reverse Side)

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 36,000.00

Subscribed and sworn to before me, this the 31st day of December 1973

My commission expires: 7-27-77 (Affix Seal)

Notary Public

Cumberland River, northerly 10 feet to a point; thence westerly 165 feet, more or less to the top of bluff on the Cumberland River, and continuing westerly 419 feet, more or less, to a point in the easterly margin of McGavock Pike; thence with the margin of said Pike, southerly 10 feet to the beginning.

Being the same property conveyed to the said James Monroe Frizzell and wife, Minnie Ruth Frizzell, by deed from James Robert Browder and wife, Mary Elwanda Browder, as of record in Book 2743, page 295, said Register's Office.

The said James Monroe Frizzell, being the one and same person as Munroe Frizzell.

This conveyance is made subject to flowage easement in Book 2201, page 537 and title to that portion of the premises within the bounds of the high and bw water mark of the Cumberland River.

This is ~~unimproved~~ ( ) improved (X) property, known as 2914 McGavock Pike, Nashville, Tennessee 37214
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JAMES L. HOUSE, SR. AND WIFE, WILLENE H. HOUSE their *heirs and assigns, forever.*

And we *do covenant with the said* JAMES L. HOUSE, SR., AND WIFE, WILLENE H. HOUSE *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.*

And we, JAMES MONROE FRIZZELL and wife, MINNIE RUTH FRIZZELL *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* JAMES L. HOUSE, SR. and wife, WILLENE H. HOUSE their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 31st *day of* December, *19* 73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James Monroe Frizzell
James Monroe Frizzell

Minnie Ruth Frizzell
Minnie Ruth Frizzell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, David B. Herbert, *a Notary Public in and for said County and State, the within named* James Monroe Frizzell and wife, Minnie Ruth Frizzell

the bargainor....., 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* 1st *day of* December, *19* 73.

David B. Herbert, *Notary Public.*

Commission Expires 7-27-77

DAVID B. HERBERT NOTARY PUBLIC DAVIDSON COUNTY

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor....., with whom I am personally acquainted, and who acknowledged that ..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ....., this ..... day of ....., 19.....

....., *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 .....

WARRANTY DEED

FROM

JAMES MONROE FRIZZELL AND WIFE

TO

JAMES L. HOUSE, SR. AND WIFE

File; Security Federal

MW-74
MW-74 XMTG
MW-74 RELEASE
MW-74
DEED

C 3 7 6 7 9

IDENTIF. REFERENCE

JAN 7 3 21 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

36,000.00 A* 93.60
A* .50
A* 8.00 * 102.10

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

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