BOOK 4781 PAGE 153 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,071.68

Alex H. Sjoblom
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January 1974.

Notary Public

MY COMMISSION EXPIRES: 4-30-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, Attorneys, 112 Stahlman Building, Nashville, Tenn.
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Alex H. Sjoblom (NAME) | Nashville Mortgage & Realty Co. (NAME) | 14D 14080 |
| Route 1, Whites Creek (STREET ADDRESS OR ROUTE NUMBER) | 210 Stahlman Building (STREET ADDRESS) | |
| Nashville, Tennessee (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ROBERT A. FRIEDMANN and wife, DONNA JO FRIEDMANN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALEX H. SJOBLOM and wife, DOLORES M. SJOBLOM

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, being Lot No. 4 on the Subdivision part of the Clyde L. Owens Tract, not of record described according to a survey made by Cantrell, Conrell and Morrison, Engineers, July, 1952, as follows:

BEGINNING at a point on the easterly margin of Whites Creek Pike, 486.5 feet southerly from the southwest corner of the Larry Capps Property, said point also being the southwest corner of Lot No. 3 on the said plan; thence with the line between said Lots Nos. 3 and 4, eastwardly 250 feet to the southeast corner of said Lot No. 3; thence south 18° 02' East 220 feet to the northeast corner of Lot No. 5 on said Plan; thence with the line between said Lots Nos. 4 and 5, westwardly 250 feet to the easterly margin of said Pike; thence with the easterly margin of said Pike, northwardly 220 feet to the beginning.

BEING the same property conveyed to Robert A. Friedmann and wife, Donna Jo Friedmann by deed from Harlan Construction Company, a Tennessee Corporation, of record in Book 4076, page 96, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements, or other encumberances which are of public record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first Mortgage Deed of Trust to Nashville Mortgage and Realty Company of record in Book 4076, page 98, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the*

This is ~~unimproved~~ improved (XX) property, known as Route 1, Whites Creek Pike, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

*aforesaid Deed of Trust is hereby transferred to the said Grantees.

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. Wherever 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 16th day of January, 1974

Robert A. Friedmann — Donna Jo Friedmann

Robert A. Friedmann Donna Jo Friedmann

STATE OF TENNESSEE
Davidson County

BOOK 4781 PAGE 154

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT A FRIEDMANN and wife, DONNA JO FRIEDMANN,

the bargainors, 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 16th day of January, 1974.

Commission expires 11-30-76

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

ROBERT A. FRIEDMANN ET UX

TO

ALEX H. SJOBLOM ET UX

C 38685

IDENTIF. REFERENCE

JAN 16 3 23 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILKINS & ADAMS
ATTORNEYS - AT - LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

| | | | | | |
|---|---|---|---|---|---|
| JAN16 74 | CONV | 27,071.68 | | | |
| JAN16 74 STAX | | | A* | 70.46 | |
| JAN16 74 PRTFEE | | | A* | .50 | |
| JAN16 74 | WDEED | | A* | 4.00 | * 74.96 |