BOOK 4793 PAGE 71

THIS INSTRUMENT WAS PREPARED BY
McKINNEY and EVERETT
ATTORNEYS AT LAW
Suite One 1303 Gallatin Road, North
Madison, Tennessee 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
HANS GUSSMANN, ET UX (NAME)	SAME (NAME)	Map 43-6
620 Farview Drive (STREET ADDRESS OR ROUTE NUMBER)	Carol Ann Divine (STREET ADDRESS)	Par 138
Madison, Tennessee 37115 (CITY) (P. O. ZONE) (STATE)	Goodlettsville, Tenn. 37072 (CITY) (ZONE) (STATE)	11D 24592

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

cash in hand paid, the receipt of which is hereby acknowledged and other good and valuable consideration, including the assumption by Hans Gussmann and wife, Elli E. Gussmann, of an indebtedness in an instrument of record in Book 4696, page 260, Register's Office for Davidson County, Tennessee,

WE, BERNICE E. CHRISTY and wife, CHARLENE S. CHRISTY, hereinafter called the GRANTORS,

have this day bargained and sold, and do hereby transfer and convey unto the said HANS GUSSMANN and wife, ELLI E. GUSSMANN, hereinafter called the GRANTEES, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Farview, Section Two, as of record in Book 3600, page 6, Register's Office for said County.

SAID Lot No. 37 fronts 75.5 feet on the southerly side of Farview Drive and extends back between lines, 143.2 feet on the westerly line and 144.6 feet on the easterly line, to a dead line in the rear, measuring 75.5 feet thereon.

BEING the same property conveyed to Bernice E. Christy and wife, Charlene S. Christy, by deed from William D. Stiltz and wife, Jean P. Stiltz, of record in Book 4696, page 258, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 3570, page 147, Register's Office for said County; easements and rights of way for public utilities, and setback lines, if any, and set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is 25,800.00

Subscribed and sworn to before me, this the 1st day of March 1974

Affiant X Bernice E. Christy

My commission expires: Nov 4, 1974 (Affix Seal)

Notary Public Mary E. Everett

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is unimproved ( ) improved (X) property, known as 620 Farview Drive, Madison, Tennessee 37115 (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

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

Witness our hand S this 1st day of March, 1974, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X Bernice E. Christy

XX Charlene S. Christy

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,* BERNICE E. CHRISTY and wife, CHARLENE S. CHRISTY

the within named 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 Madison, *Tennessee, this* 1st *day of* March, *19* 74

Randy E. Chance
Notary Public

Commission expires Nov. 4, 1974

RANDY E. CHANCE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 .....

MAR-4[illegible] CONV 25,800.00
MAR-4[illegible] S'TAX A* 67.08
MAR-4[illegible] PR'FEE A* .50
MAR-4[illegible] W'DEED A* 4.00 * 71.58

WARRANTY DEED

FROM

BERNICE E. CHRISTY ET UX

TO

HANS GUSSMANN and wife,

ELLI E. GUSSMANN

C 4 4 1 4 6

IDENTIF. REFERENCE

MAR 4 10 21 AM '74

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

3117E

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