BOOK 4794 PAGE 48

This instrument was prepared by:
David G. Gray, Attorney
1133 Stahlman Building
Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clara B. Fontaine	Same	
(NAME:)	(NAME:)	51-8
1017 Gibson Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	3
Madison, Tenn. 37115		PW
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Eleven Thousand Two Hundred ($11,200.00) and no/100 *DOLLARS* cash in hand paid to the Estate of Jane B. Kalstrom, receipt of which is hereby acknowledged, I, David G. Gray, Administrator C.T.A. of the Estate of Jane B. Kalstrom, pursuant to the authority vested in me by Article V of the Last Will and Testament of the said Jane B. Kalstrom, deceased, of record in Will Book 106, page 523, Probate Court for Davidson County, Tennessee,

MAR-6 GOVT 11,200.00
MAR-6 STAX A* 29.12
MAR-6 PRTFEE A* .50
MAR-6 WDEED A* 6.00 * 35.62

have bargained and sold, and by these presents do transfer and convey unto the said Clara B. Fontaine 2/3 undivided interest in a her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being the southerly part of Parcel "B" on the plan of Stratton Heights, as of record in book 1835, page 13, Register's Office for said County, described as follows:

Beginning on the easterly margin of Gibson Drive at the southwest corner of the property conveyed to Reba G. Price and Sue E. Bacot by deed from Homer E. Chance and wife, of record in book 2101, page 385, said Register's Office; thence with said Price's southern boundary line easterly 225 feet, more or less, to the westerly right-of-way line of the L. & N. Railroad; thence with the same, southerly 169.4 feet to the northeasterly corner of lot No. 78 on said plan; thence with the northern boundary line of the same, north 81° 44' west 204.9 feet to the easterly margin of Gibson Drive; thence with the same, northerly 148 feet to the beginning.

A 2/3 undivided interest was devised to William Russell Kalstrom, Patricia Lee Kalstrom and Merri Lynn Kalstrom by will of Jane B. Kalstrom, deceased, of record in Will Book 106, page 523, Probate Court for said County, and a 1/3 undivided interest in premises was conveyed to William Z. Fontaine and wife, Clara B. Fontaine, by deed from James H. Hill, Trustee, of record in Book 3806, page 40, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $11,200.00

Subscribed and sworn to before me, this the 16th day of March

Clara B. Fontaine
Affiant

My commission expires: January 29 1978
(Affix Seal)

Margaret Ann Ragland
Notary Public

This conveyance was to the 2/3 undivided interest of the decedent only and is subject to an easement for private roadway shown on Map of J. Taylor Stratton's Home Plate by Earle Drake, survivor, dated May 18, 1909; to easement for electric power transmission lines of record in Book 1807, page 633, R.O.D.C. and to restrictive covenant, of record in Book 1875, page 396, as modified by instrument of record in Book 1875, page 483, R.O.D.C.

C 4 4 5 8 8

T
IDENTIF. REFERENCE

MAR 6 3 11 PM '74

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

This is (unimproved ( ) / improved (X)) property, known as 1017 Gibson Drive, Madison, Tennessee 37115
(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 Clara B. Fontaine, her *heirs and assigns, forever.*

And I *do covenant with the said* Clara B. Fontaine: C.T.A., I am *that* as Administrator, / *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as herein above stated and for taxes for 1974, which have been pro-rated and assumed by the buyer.

And as Administrator, C.T.A., of the Estate of Jane B. Kalstrom, I *do further covenant and bind* said estate *heirs and representatives, to warrant and forever defend the title to the said land to the said* Clara B. Fontaine, her *heirs and assigns against the lawful claims of all persons whomsoever. Witness hand this* 6th *day of* March, *19* 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

David D. Drag, Administrator
C.T.A. of the Estate of Jane B. Kalstrom, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Margaret Ann Ragland, a Notary Public in and for said County and State, the within named David G. Gray, Administrator, C.T.A. of the Estate of Jane B. Kalstrom,

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

Witness my hand and official seal at Nashville, Tennessee, this 1 day of March, 1974.

Margaret Ann Ragland, Notary Public.

MARGARET ANN RAGLAND NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission Expires January 29, 1978.

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 .....