BOOK 4808 PAGE 286

"THIS INSTRUMENT PREPARED BY ROBERT P. THOMAS, ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter G. Knestrick and wife, Anne Knestrick (NAME)	Same (NAME)	Map 158 1582
6230 Gardendale Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel ~~158~~
Nashville, Tenn. 37215 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	16 pw

For and in Consideration of the sum of One Hundred Seventy Thousand and no/100 ---------- ($170,000.00) ---------- *DOLLARS*

cash, the receipt of which is hereby acknowledged, Roupen M. Gulbenk and wife, Mary Sue Gulbenk,

APR23	CONV	90,000.00			
APR23	CONV	80,000.00			
APR23	S'TAX		A*	442.00	
APR23	PR'FEE		A*	.50	
APR23	W'DEED		A*	6.00	* 448.50

have bargained and sold, and by these presents do transfer and convey unto the said Walter G. Knestrick and wife, Anne Knestrick, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A tract of land in the 7th, formerly 11th, Civil District of Davidson County, Tennessee, being the easterly portion of the Robert L. Goodpasture tract and described according to a survey made July 1956, by Cantrell, Connell & Morrison, Engineers, as follows:

BEGINNING at an iron pin on the south boundary of Hillsboro Park Subdivision, said iron pin being 853.7 feet from and south 86° east of a Locust post on the east margin of Hillsboro Pike, it being the common corner of Hillsboro Park Subdivision and the Robert L. Goodpasture tract; thence South 86° East with the south boundary of said Subdivision 317.3 feet to a point; thence South 1° East with the west boundary of said Subdivision 387.75 feet to an iron pin in the northeast corner of the Kelly Tract; thence North 86° West with Kelly's north boundary 321.3 feet to an iron pin; thence North 0° 21' West 387.1 feet to the point of beginning, containing 2.83 acres being the same more or less.

BEING the same property conveyed to Roupen M. Gulbenk and wife, Mary Sue Gulbenk, by deed from Robert L. Goodpasture and wife, Helen L. Goodpasture, of record in Book 2590, page 225, in the Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 170,000.00

Subscribed and sworn to before me, this the 15th day of APRIL, 19 74

Affiant

My commission expires: 1/29/77 (Affix Seal)

Notary Public

This conveyance is subject to the following:

Perpetual Easement reserved by grantors in the deed of Robert L. Goodpasture and wife, Helen L. Goodpasture, to Roupen M. Gulbenk and wife, Mary Sue Gulbenk, of record in Book 2590, page 225, Register's Office for Davidson County, Tennessee, across the northwest corner of premises for the purpose of extending water and gas from Gardendale Drive to Grantor's other property to follow the nearest route from connections afforded in said Gardendale Drive to property of grantors.

This is unimproved ( ) improved (X) property, known as 6230 Gardendale Drive, Nashville, Tenn. 37215
(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 Grantees, their *heirs and assigns, forever.*

And Grantors *do covenant with the said* Grantees *that* they are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as specified herein.

And Grantors *do further covenant and bind* themselves, their *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.*

Witness our hands *this* 10th *day of* April, *1974, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Roupen M. Gulbenk
ROUPEN M. GULBENK

MARY SUE GULBENK

Mary Sue Gulbenk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Inez W. Pickens, a Notary Public in and for said County and State, the within named Roupen M. Gulbenk and wife, Mary Sue Gulbenk,

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 10th day of April, 1974.

Inez W. Pickens, Notary Public.

Commission Expires 11/12/75

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.....

C 5 1 0 8 0

FILED FOR REGISTRATION
APR 23 10 21 AM '74
FELIX Z. WILLIAMS, REGISTER
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.....