TTC G-236285 BOOK 4810 PAGE 870

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
L. D. Molteni, Trustee (NAME)	Same (NAME)	106-1-87
91 & 93 Woodard Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	106-1-88
Nashville, Tenn. 37210 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and 00/100 ---------- ($10.00) ---------- DOLLARS

cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

APR30⁷⁴	CONV	15,000.00				
APR30⁷⁴	S'TAX		A*	39.00		
APR30⁷⁴	PR'FEE		A*	.50		
APR30⁷⁴	W'DEED		A*	4.00	*	43.50

We, Fred H. Anzengruber and wife, Irene H. Anzengruber, have bargained and sold, and by these presents do transfer and convey unto the said L. D. Molteni, Trustee, with full power to sell, mortgage, transfer or convey without the joinder or disclosure of any beneficiary,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lots Nos. 88 and 89 on the Map of Eatherley's Resbudivision of the land of John Wodard, of record in Book 332, page 39, Register's Office for said County.

SAID lots adjoin and front together 81-1/2 feet on the westerly side of Jerome Avenue and run back between parallel lines along the southerly margin of Woodard Street, 165 feet to an alley in the rear.

BEING the same property conveyed to Fred H. Anzengruber and wife, Irene H. Anzengruber, by deed from Charley King Tawater and wife, as of record in Book 2910, page 479, said Register's Office.

This conveyance is made subject to 1974 taxes, a line but not yet due and payable.

This conveyance is made subject to all restrictions of record.

This Instrument Prepared By:
JOHN P. BROWN, JR.
ATTORNEY AT LAW
3713 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

unimproved ( )
This is improved (X) property, known as 91 and 93 Woodard Street (House Number) (Street)
Nashville, Tennessee 37210
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 30th day of April, 19 74.

Fred H. Anzengruber

Irene H. Anzengruber

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John P. Brown, Jr., a Notary Public in and for said County and State, the within named Fred H. Anzengruber and wife, Irene H. Anzengruber,

the 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 Nashville, this 4th day of April, 1974.

My commission expires 11-10-76 Notary Public John P. Brown, Jr.

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 15,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

x Fred H. Anzengruber

Sworn to and subscribed before me
this 30th day of April, 19 74.

My commission expires November 10, 1976 Notary Public John P. Brown, Jr.

This instrument was prepared by:

John P. Brown, Jr., Attorney at Law, 3716 Hillsboro Road, Nashville, Tenn. 37215
Name Address

WARRANTY DEED

FROM

Fred H. Anzengruber and wife,

Irene H. Anzengruber

TO

L. D. Molteni,

Trustee

C 52254

IDENTIF. REFERENCE

APR 30 2 55 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219

This Instrument Prepared By:
JOHN P. BROWN, JR.
ATTORNEY AT LAW
3716 HILLSBORO ROAD
NASHVILLE, TENN. 37215