BOOK 4813 PAGE 413 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF May, 1974

Notary Public

MY COMMISSION EXPIRES: 8/20/76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Donald Arkowitz - Belvue Bradye Rd

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leon Strauss, et ux (NAME)	NATIONAL MORTGAGE COMPANY (NAME)	24W 9290
6052 Robin Hill Rd (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	Map 104-15
Nashville, Tennessee 37209 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	Par 208

mail TO

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, Gilbert L. Sepulveda and wife Bernice Sepulveda

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leon Strauss and wife Charlotte Strauss

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 Davidson County, Tennessee, being the easterly 65 feet of lot No. 58 on the Plan of Sunset Park, of record in Book 332, page 132, Register's Office for said County.

Said part of said Lot No. 58 fronts 65 feet on the southerly side of West Ashwood Avenue and extends back between parallel lines measuring 155 feet to a dead line in the rear.

In addition to the property described above, there is also conveyed hereby an easement in and to the westerly 5 feet of the southerly 20 feet of lot No. 59 on the said Plan of Sunset Park Subdivision, upon most of which plot of 5 x 20 feet there is now situated the easterly end of a garage serving the premises first described above. The said easement, together with any necessary access to the said garage, is conveyed for the use and benefit of the present and future owners of the easterly 65 feet of Lot No. 58, and is to cease and terminate when the easterly 5 feet of said garage no longer exists.

Being the same property conveyed to Gilbert L. Sepulveda and wife, Bernice Sepulveda, by deed from Ann Lance (L) Holloway Ritter of record in Book 4618, page 276, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2301 West Ashwood Avenue, Nashville, Tennessee 37212
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 hand S this 7th day of May, 19 74

Gilbert Sepulveda

Bernice Hayes Sepulveda

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Gilbert L. Sepulveda and wife, Bernice Sepulveda

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, Tennessee, this 7th day of May 19 74

Commission expires 8/2/76

Janice L. Clickenbeard
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
GILBERT L. SEPULVEDA, ET UX

TO
LEON STRAUSS, ET UX

C 53360

IDENTIF. REFERENCE

MAY 8 2 45 PM '74

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

MAY-8-74	CONV	22,000.00			
MAY-8-74	S'TAX		A*	57.20	
MAY-8-74	PR'FEE		A*	.50	
MAY-8-74	W'DEED		A*	4.00	* 61.70

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.