THIS INSTRUMENT PREPARED BY:

BOOK 1820 PAGE 316

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP, PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
102-4-22	Mr/Mrs Don Ignatz	Fidelity Federal Savings & Loan Fourth & Union Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
8DA-32905	6452 Thunderbird Drive	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

ALICE O. HARRIS, a widow

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DON H. IGNATZ and wife, BARBARA S. IGNATZ

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1109 on the Map of Charlotte Park, Section 13, as of record in Book 2900, pages 142 and 143, Register's Office, as follows:
BEGINNING at a point in the southerly side of Starliner Drive at the corner of Lots Nos. 1109 and 1123; thence with the line between said two lots, southerly 131.1 feet to a point; thence south 69 degrees 42 minutes east 137.7 feet to a point in the westerly margin of Thunderbird Drive; thence with the margin of said Drive, northerly 69.0 feet and continuing 43.8 feet to a point; thence around a curve, northwesterly 39.3 feet to a point in the southerly margin of Starliner Drive; thence with the margin of said Drive, westerly 96.4 feet to the point of beginning.

Being the same property conveyed to Otto M. Harris and wife, Alice O. Harris, by deed from Ralph Lynn Smith and wife, Kay M. Smith, as of record in Book 4642, page 79, the said Otto M. Harris, having since died.

This conveyance is made subject to restrictions in Book 3185, page 544, Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except for 1974 taxes which Buyers assume and agree to pay.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 30th day of May, 1974.

Alice O. Harris
Alice O. Harris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, George R. Woods, a Notary Public in and for the State and County aforesaid, personally appeared the within named Alice O. Harris, a widow the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 30th day of May, 1974.

My commission expires: Jan. 26, 1977

George R. Woods
Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $29,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May 1974

MY COMMISSION EXPIRES: 1/26/77 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM ALICE O. HARRIS

TO DON H. IGNATZ AND WIFE

084,366-7

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FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

IDENTIF. REFERENCE

MAY 30 3 04 PM '74

REGISTER
DAVIDSON COUNTY, TENN.

MAY 30	CONV	29,000.00			
MAY 30	S'TAX		A*	75.40	
MAY 30	PR'FEE		A*	.50	
MAY 30	W'DEED		A*	4.00	* 79.90

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public