BOOK 4832 PAGE 213

FORM NO. WD-1

RETURN TO:

Joel Riggs and Company
2319 Crestmoor Road
Nashville, Tennessee 37215

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,500.00

Ronald E Siemanski
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF July, 1974

Joel Riggs
Notary Public

MY COMMISSION EXPIRES: My Commission Expires October 29, 1975
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOEL RIGGS AND COMPANY
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mr. and Mrs. Ronald E Siemanski (NAME)	First Federal Savings Same (NAME)	129-6-19
6604 Ormond Drive (STREET ADDRESS OR ROUTE NUMBER)	236 4th Ave No (STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn, 37219 (CITY) (STATE) (ZIP)	

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, James N. Augustine and wife, Tyra W. Augustine

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald E Siemanski and wife, Constance Siemanski

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 Lots Nos. 157 and 158 on the Plan of West Meade Park Inc., Section 4, as of record in Book 3300, pages 68 and 69, Register's Office for said County.

Lot No. 157 fronts 185 feet on the southwesterly side of Ormond Drive and extends back 269.9 feet on the southeasterly line and 262 feet on the northwesterly line to a dead line, measuring 128 feet t hereon.

Being the same property conveyed to James N. Augustine and wife, Tyra W. Augustine by deed from R. L. Eatherly and wife, Frances B. Eatherly of record in Book 4519, page 655, Register's Office for Davidson County, Tennessee.

Lot No. 158 fronts 131.4 feet on the westerly side of Ormond Drive and extends back 262 feet on the southerly line and 297.6 feet on the northerly line to a dead line, measuring 335 feet thereon

Being the same property conveyed to James N. Augustine and wife, Tyra W. Augustine by deed from T. H. Nowell and wife, Bernice Nowell of record in Book 4490, page 829, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 6604 Ormond Drive (House Number) (Street) Nashville, Tennessee (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 3rd day of July, 1974

BY: James N Augustine
James N. Augustine

BY: Tyra W. Augustine
Tyra W. Augustine

BOOK 4832 PAGE 214

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James N. Augustine and wife, Tyra W. Augustine

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 3rd day of July, 1974

Commission expires My Commission Expires October 29, 1975

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 (his oath / their several oaths) acknowledged (himself / themselves) 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

James N. Augustine and wife,

TO

Tyra W. Augustine

TO

Ronald E. Siemanski and wife,

Constance Siemanski

PREPARED BY AND RETURN TO:

Joel Riggs and Company
2319 Crestmoor Road
Nashville, Tennessee 37215

C 62075

IDENTIF. REFERENCE

JUL 8 3 08 PM '74

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL-8-74	CONV	59,500.00			
JUL-8-74	S'TAX		A*	154.70	
JUL-8-74	PR'FEE		A*	.50	
JUL-8-74	W'DEED		A*	4.00	* 159.20