mail

This instrument prepared by:
ALEXANDER and HARTZOG,
Attorneys-at-Law,
Public Square, Franklin, Tennessee

116-14
43 pw

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Dorothy Chase Trabue, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto William P. Shwab, hereinafter called the Grantee, his 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 Lot No. 42 and 43 on the Plan of Belle Meade Subdivision, as of record in Book 1130, page 3, Register's Office for said County.

SAID Lots Nos. 42 and 43 front together 120 feet on the southerly margin of Scotland Place and extend back between parallel lines 150 feet to a line in the rear measuring 120 feet thereon.

BEING the same property conveyed to Dorothy Chase Trabue of and for her separate estate by deed from W. Louis Davis, III and wife, Margaret G. Davis, of record in Book 4777, page 831, Register's Office for Davidson County, Tennessee.

To have and to hold said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said William P. Shwab, his heirs and assigns forever.

And I do covenant with the said William P. Shwab, his heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that said property is free from any lien or encumbrance whatsoever with the following exceptions:

1. Subject to a Deed of Trust executed by Donald M. Pinckley, et ux to Raymond L. Davis, Trustee, of record in Book 3803, page 813, Register's Office of Davidson County, Tennessee, said Grantee having agreed to assume said obligation.

2. Subject to the restrictions and easements described in Book 1130, page 3, Register's Office of Davidson County, Tennessee.

And I do further covenant and bind myself, my heirs and representatives, to warrant and defend the title hereto against the lawful claims and demands of all persons whomsoever.

Nelson Trabue, the husband of the Grantor, Dorothy Chase Trabue, joins in said conveyance in order to divest himself of any interest in said property which he may have acquired through his wife under Tennessee Statutes.

In testimony whereof, we have hereunto set our signatures, this the 8 day of July, 1974.

Dorothy Chase Trabue
Dorothy Chase Trabue

Nelson Trabue
Nelson Trabue

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Nelson Trabue and wife, Dorothy Chase Trabue, 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 Franklin, Tennessee, this 8 day of July, 1974.

(SEAL)

[illegible]
Notary Public

My commission expires:
[illegible]78

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is Twenty-Seven Thousand ($27,000.00) Dollars.

William P. Shwab
William P. Shwab

Subscribed and sworn to this 8 day of July, 1974.

(SEAL)

My commission expires:
[illegible]75

[illegible]
Notary Public

Send tax bills:

The Lomas & Nettleton Company

3200 Pacific Avenue

Virginia Beach, Virginia 23451

Purchaser:

William P. Shwab

P. O. Box 131

Brentwood, Tennessee 37027

C 6 2 7 2 0

IDENTIF. REFERENCE

JUL 12 10 04 AM '74

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL 12 74	CONV	27,000.00			
JUL 12 74	S'TAX		A*	70.20	
JUL 12 74	PR'FEE		A*	.50	
JUL 12 74	W'DEED		A*	6.00	* 76.70