# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Frank W. Hartman, Jr. (NAME) | Same (NAME) | 103-3-96 |
| 5108 Idaho Avenue (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* Ten & 00/100 ---------- *Dollars,* cash in hand paid, and other good and valuable consideration received from the grantees hereinafter named; I,

Lula M. Lovell, a widow,

*have this day bargained and sold, and do hereby transfer and convey unto the said* grantees, Frank W. Hartman, Jr. and wife, Patricia A. Hartman, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being the westerly 60 feet of the southerly 150 feet of Block No. 19 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for said County.

Said part of Block No. 19 fronts 60 feet on the northerly side of Idaho, formerly 5th Avenue, and runs back between parallel lines, with the easterly margin of 52nd Avenue North, formerly 11th Street, 150 feet to an alley.

Being the same real property conveyed to Willie Walter Lovell and wife, Lula McNeill Lovell, by deed from Steve J. Vanderpool and wife, Evelyn Vanderpool, of record in Book 2884, page 575, said Register's Office; the said Willie Walter Lovell having since died.

This conveyance is subject to restrictions, easements and setback lines applicable to said property, and to the lien of taxes for the year 1974.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 13,250.00

Subscribed and sworn to before me, this the 15th day of July, 19 74

Affiant

My commission expires -7-77 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 5108 Idaho Avenue, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said* grantees, their *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as stated above.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand this* 15th *day of* July, 19 74 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Lula M. Lovell

Mail -7 This instrument was prepared by Thomas C. Binkley, Attorney, 300 James Robertson Parkway, Nashville, TN 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* ....., *a Notary Public in and for said County and State,* .....

.....

.....

*the within named bargainor....., 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*.....*Tennessee, this*.....*day of*....., *19*.....

.....*Notary Public*

*Commission expires*.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Before me,* ....., *a Notary Public of the State and County aforesaid, personally appeared*.....,
*with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be*.....
.....*of the*.....,
*the within named bargainor, a corporation, and that .....he as such*.....,
*being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as*.....

*Witness my hand and seal, at office in*.....,
*this*. .....*day of*....., *19*.....

.....*Notary Public*

*Commission expires*.....

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 15th day of July, 1974, before me personally appeared Benjamin C. Rumsey, to me known to be the person who executed the foregoing instrument in behalf of Lula M. Lovell, and acknowledged that he executed the same as the free act and deed of said Lula M. Lovell.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of July, 1974.

Notary Public

Commission Expires:

THOMAS O. DUNLAP NOTARY PUBLIC DAVIDSON CO. TENN.

| | | | | | |
|---|---|---|---|---|---|
| JUL 18 74 | CONV | 13,250.00 | | | |
| JUL 18 74 | S'TAX | | A* | 34.32 | |
| JUL 18 74 | PR'FEE | | A* | .50 | |
| JUL 18 74 | W'DEED | | A* | 4.00 | * 38.82 |

**WARRANTY DEED**

FROM
LULA M. LOVELL

TO
FRANK W. HARTMAN, JR., et ux

C 6 3 5 0 6

IDENTIF. REFERENCE

JUL 18 11 55 AM '74

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

**Guaranty Title**

Office of
**Chicago Title Insurance Company**
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE