BOOK 4837 PAGE 946

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Mrs Wm Gernert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July 1974.

J. H. Read
Notary Public

MY ~~COMMISSION EXPIRES:~~ Dep Register

(~~AFFIX SEAL~~)

THIS INSTRUMENT WAS PREPARED BY

Larry Cole (NAME) 812 16th Ave., So., Nashville, Tenn. 37203 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
I. W. Gernert (NAME)	same (NAME)	
930 Caldwell Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	118-13
Nashville, Tenn. 37204 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	227 pt

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, Freda Gernert O'Berry, Mary Gernert and Mary Alice Comingore Gernert

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO I. W. Gernert, Jr. and Helen C. Gernert, wife

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:

Being part of lot 31 on the Plan of the N.A. McNairy Country property, as of record in Minute Book E, Page 564, Plan Book No.1, Page 29, Chancery Court of Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Caldwell Avenue at Caldwell's northwest corner; thence with the southerly margin of said lane, or avenue, westerly 110 feet; thence southerly parallel with Caldwell's west line 420 feet; thence easterly 110 feet to Caldwell's southeast corner; thence with his west line northerly 420 feet to the beginning, containing two acres, more or less, and being the same land conveyed by Annie G. Hord, B. L. Hord, individually to G. W. Luetzeler by deed of record in Book 496, page 456, R.O.D.C. Tennessee.

The said G. W. Luetzeler died in Davidson County, Tennessee, January 17, 1926, leaving surviving him as his only heirs at law, his widow, Mrs. Clara H. Luetzeler, the purchaser herein and two daughters, Miss Dorathea E. Luetzeler and Mrs. Martha O'Callaghan, conveyors herein, both of legal age. Being the same land conveyed to Mrs. Clara H. Luetzeler from Dorethea E. Luetzeler, Mrs. Martha O'Callaghan and husband, D. E. O'Callaghan by deed of record in Book ___, page 738, Register's office of Davidson County, Tennessee. Being the same land conveyed to I. W. Gernert, Sr. by Will of Clara Heiss Luetzeler, probated January 10, 1964 as recorded in Will Book 80, page 192, Probate Clerk's office, Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 930 (House Number) Caldwell Lane (Street) Nashville, Tenn. 37204 (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 hands this 31st day of July, 1973

I. W. Gernert Jr. | Freda Gernert O'Berry Mary Gernert

Helen C. Gernert | Mary Alice Comingore Gernert

Being the same property inherited by Freda Gernert O'Berry, I. W. Gernert, Mary Gernert and Mary Alice Comingore Gernert as recorded in Book ___, page ___ of the office of County Court Clerk of Davidson

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 Freda Gernert O'Berry, Mary Gernert and Mary Alice Comingore Gernert

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 31st day of July 1973.

Commission expires 11-12-75

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

TO

C 6 4 7 1 1

IDENTIF. REFERENCE

JUL 25 3 38 PM '74

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL 25	CONV	45,000.00			
JUL 25	S'TAX		A*	117.00	
JUL 25	PR'FEE		A*	.50	
JUL 25	M'DEED		A*	4.00	* 121.50