BOOK 1838 PAGE 560

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Mr. Paul Ziglar	Same	72-9 p389
(NAME) 1026 Fairwin Avenue	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37216	(STREET ADDRESS)	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten & 00/100 ($10.00) ---------- DOLLARS paid in cash, and other good and valuable consideration received from the grantees hereinafter named, including the agreement of said grantees to assume and pay the balance of that certain indebtedness which is secured by lien on the property herein conveyed and is described in the Installment Deed from Clarence E. Garner and wife, Lillian C. Garner, to Evelena T. Weis, of record in Book 4673, page 100, Register's Office for Davidson County, Tennessee; I,

EVELENA T. WEIS,

have bargained and sold, and by these presents do transfer and convey unto the said PAUL ZIGLAR and wife, DALE ZIGLAR,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 74 on the Plan of Eskridge Subdivision of part of the W. B. Franklin property as of record in Book 547, page 52, Register's Office for said County.

Said Lot No. 74 fronts 60 feet on the southerly side of Fairwin Avenue and extends back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Evelena T. Weis, by deed from Clarence E. Garner and wife, the deed of record in Book 4673, page 100, Register's Office for said County.

This conveyance is subject to the Sanitary Sewers and/or Storm Drainage Agreement and an easement granted Metropolitan Government of Nashville, of record in Book 4264, page 181, Register's Office for said County; and to the lien of taxes for the year 1974.

JUL 29 74	CONV	22,500.00			
JUL 29 74	S'TAX		A*	58.50	
JUL 29 74	PR'FEE		A*	.50	
JUL 29 74	W'DEED		A*	4.00	* 63.00

unimproved ( )
This is improved (X) property, known as 1026 Fairwin Avenue (House Number) (Street)
Nashville, Tennessee 37216 (P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 25th day of July, 19 74.

Evelena T. Weis
Evelena T. Weis

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mrs. Artie G. Brooks, a Notary Public in and for said County and State, the within named Evelena T. Weis,

the bargainor, 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 25th day of July, 1974.

My commission expires October 29, 1977 Notary Public Mrs. Artie G. Brooks

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 22,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Paul Ziglar

Sworn to and subscribed before me
this 25th day of July, 1974.

My commission expires October 29, 1977 Notary Public Mrs. Artie G. Brooks

This instrument was prepared by:
Rebecca Thomas, Attorney, 300 James Robertson Parkway, Nashville, TN 37201
Name Address

WARRANTY DEED

FROM
EVELENA T. WEIS

TO
PAUL ZIGLAR, ET UX.

C 6 5 0 1 1

IDENTIF. REFERENCE

JUL 29 12 21 PM '74

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Mail

BROOKS REALTY
& CONSTRUCTION Co.
17th Floor - Third National Bank Bldg.
Nashville, Tennessee 37219
REALTORS
Phone 255-5749 • 297-7698