THIS INSTRUMENT WAS PREPARED BY: DAVID RUTHERFORD, ATTORNEY NASHVILLE, TENN.

WARRANTY DEED

BOOK 4844 PAGE 977

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
RONALD W. PRATER ET UX	SECURITY FEDERAL SAV. & LOAN ASSN	25-1
(NAME)	(NAME)	
3226 DOVERSIDE DRIVE	2700 FRANKLIN ROAD	Par 21
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TENN. 37027	NASHVILLE, TENNESSEE 37204	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ($10.00)

TEN AND NO/100---------- *Dollars,*

cash in hand paid and other good and valuable consideration paid by the grantee herein, the receipt of which is hereby acknowledged.

We, Jerry L. Martz and wife, Dianne R. Martz

have this day bargained and sold, and do hereby transfer and convey unto the said

Ronald W. Prater and wife, Jean Prater,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Highland Heights Acres, as of record in Book 3700, page 97, Register's Office for said County.

Said Lot No. 20 fronts 195 feet on the westerly side of Highland Heights Drive, and extends back 274.13 feet on the northerly line and 299.15 feet on the southerly line to a dead line measuring 128.61 feet thereon.

Being the same property conveyed to Jerry L. Martz and wife, Dianne R. Martz, by deed from R. L. Eatherly and wife, Frances B. Eatherly, of record in Book 4763, page 187, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Plan of record in Book 3700, page 97, said Register's Office, showing an owner's certificate, a 90 foot minimum building setback line from Highland Heights Drive and Dickerson Road. By instrument of record in Book 4633, page 444, said Register's Office, dated August 28, 1972, the setback lines on the Plan of record in Book 3700, page 97, said Register's Office were amended and changed on Lot No. 20 from 90 feet to the TVA easement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 8,300.00

Subscribed and sworn to before me, this the 16th day of August 19 74

Affiant

My commission expires: 2/2/76 (Affix Seal)

Notary Public

This is unimproved (X) improved ( ) property, known as Lot #20 (House Number) Highland Heights Drive (Street) P. O. Address: Nashville (City or Town) Tenn.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Ronald W. Prater and wife, Jean Prater,

their *(successors),*

heirs and assigns forever. We *covenant that* we are *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 for the 1974 taxes which have been prorated and assumed by the grantees herein.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Ronald W. Prater and wife, Jean Prater, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 16th *day of* August, 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.*

Jerry L. Martz

Dianne R. Martz

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 4844 PAGE 978

Personally appeared before me, Patrick J McGuigan, a Notary Public in and for said County and State, Jerry L. Martz and Dianne R. Martz

the within named 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 Nashville Tennessee this 16th day of August, 1974

PATRICK J. McGUIGAN NOTARY PUBLIC DAVIDSON COUNTY, TENN. COMM. EXPIRES 8-2-1976

Commission expires 8/2/76

Patrick J McGuigan
Notary Public

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.....

AUG 20 74 CONV *8,300.00
AUG 20 74 S'TAX A* 21.58
AUG 20 74 PR'FEE A* .50
AUG 20 74 W'DEED A* 4.00 * 26.08

WARRANTY DEED

FROM

JERRY L. MARTZ ET UX

TO

RONALD W. PRATER ET UX

File: Security Federal

C 6 7 7 8 0

IDENTIFICATION REFERENCE

Aug 20 9 39 AM '74

REGISTER'S OFFICE DAVIDSON CO. TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238