WARRANTY DEED

BOOK 4852 PAGE 542

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Harold Trauernicht	SAME	
(NAME) 419 E. Iris Drive	(NAME)	91-16
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	595
(CITY) (P. O ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ten and 00/100 ($10.00)

Dollars,

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

I, Mattie H. Beckett Rich

have this day bargained and sold, and do hereby transfer and convey unto the said Harold Trauernicht and Dale Stewart

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 18 in B.W. Hall's Addition to Nashville, Tennessee, a plan of which is of record in Book 17, page 261, Register's Office for said County.

Said part of Lot No. 18 fronts 25 feet on the north side of Jackson Street and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Emma Lee Beckett by deed from Frank Davis, of record in Book 541, page 151, Register's Office for Davidson County, Tennessee. The said Emma Lee Beckett subsequently died intestate, being survived by Mattie H. Beckett Rich, her only heir-at-law.

This instrument prepared by Robert P. Ziegler, Attorney
mail -7 1100 Third National Bank Building
Nashville, Tennessee 37219
Phone 256-2642

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 3,500.00

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

Affiant William M. Cates

My commission expires August 20, 1978 (Affix Seal)

Notary Public

ROBERT P. ZIEGLER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is ~~unimproved~~ improved (X) property, known as XXXXXXXXXX 1016 Jackson Street, Nashville
(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
Harold Trauernicht and Dale Stewart
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.*

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

Witness my *hand this* 16th *day of* September, 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.*

Mattie H. Beckett Rich
M. H. Rich

BOOK 4852 PAGE 543

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mattie H. Beckett Rich and John H. Rich

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 September, 19 74.

Commission expires August 20, 1978

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.....

SEP 17 7 CONV *3,500.00
SEP 17 7 S'TAX A* 9.10
SEP 17 7 PR'FEE A* .50
SEP 17 7 W'DEED A* 4.00 * 13.60

WARRANTY DEED

FROM

Mattie H. Beckett Rich

TO

Harold Trauernicht and

Dale Stewart

C 7 1 3 6 4

IDENTIF. REFERENCE

SEP 17 9 49 AM '74

FELIX ... CLERK
DAVIDSON CO., TENN.

Compliments of

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