BOOK 1853 PAGE 61

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
	FIRST FEDERAL	
(NAME)	(NAME) UNION AT FOURTH	161-6
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) NASHVILLE TN 37219	168 Pt
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations,

receipt of which is hereby acknowledged; we,

SEP 18 CONV 20,000.00
SEP 18 S'TAX A* 104.00
SEP 18 PR'FEE A* .50
SEP 18 W'DEED A* 4.00 * 108.50

WALTER V. TROXEL, JR. AND WIFE, NANCY B. TROXEL,

have bargained and sold, and by these presents do transfer and convey unto the said C. ROBERT FISHER AND WIFE, ELEANOR A. FISHER,

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. 233 as shown on the Plan of Huntington Park, Section Two, of record in Book 4175, page 108, Register's Office for said County.

Said Lot No. 233 fronts 108.00 feet on the southerly or southeasterly side of Vivian Drive and runs back between lines, 158.03 feet on the easterly line and 113.48 feet on the westerly or southwesterly line to a line in the rear on which it measures 81.60 feet.

Being the same property conveyed to Walter V. Troxel, Jr. and wife, Nancy B. Troxel, by deed from Smithson Construction Company, Inc., of record in Book 4558, page 281, Register's Office.

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

unimproved ( )
This is improved (X) property, known as 637 Vivian Drive, Nashville TN 37211
(House Number) (Street)

(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 17th day of September, 1974.

WALTER V. TROXEL, JR. NANCY B. TROXEL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Walter V. Troxel, Jr. and wife, Nancy B. Troxel, the bargainor, 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 17th day of September, 1974.

My commission expires 1-17-74 Notary Public

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 $ 40,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 17th day of September, 1974.

My commission expires 1-17-77 Notary Public

This instrument was prepared by:

Name	Address
This instrument prepared by STEPHENSON AND LACKEY	First Federal Building Nashville, Tennessee 37219

Filed for Record

C71594

IDENTIF. REFERENCE

SEP 18 2 18 PM '74

FELIX Z. [illegible]
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
311 4th Avenue North
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

FROM

WALTER V. TROXEL, JR.,
AND WIFE,
NANCY B. TROXEL

TO

C. ROBERT FISHER AND WIFE,
ELEANOR A. FISHER