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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM
Mulford Henry Mentel Et Ux

TO
Charles S. Higgins, Jr. Et Ux

For draftsman's use

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles S. Higgins, Jr. (NAME)	Security Federal Savings & Loan (NAME)	118-13
3623 Doge Place (STREET ADDRESS OR ROUTE NUMBER)	2700 Franklin Road (STREET ADDRESS)	99
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37204 (CITY) (STATE) (ZIP)	

C71658

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

SEP 19 9 17 AM '74

FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 32,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF September, 1974.

Notary Public

MY COMMISSION EXPIRES: 8/12/76

(AFFIX SEAL)

For and in Consideration of the sum of -------TEN AND NO/100---------- ----------($10.00)---------- **DOLLARS** cash in hand paid by CHARLES S. HIGGINS, JR. and wife, LESLIE J. HIGGINS, and other good and valuable considerations, receipt of which is hereby acknowledged,

MULFORD HENRY MENTEL and wife, MARY MENTEL

have bargained and sold, and by these presents do transfer and convey unto the said

CHARLES S. HIGGINS, JR. and wife, LESLIE J. HIGGINS

their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:**

LAND in Davidson County, Tennessee, being Lot No. 9 on the Plan of Leawell, Section II, as of record in Book 2083, page 56, Register's Office for said County, described as follows:

BEGINNING at a point in the westerly margin of Doge Place, the common corner of Lots Nos. 8 and 9; thence with the line between said lots, westwardly 75.4 feet to a point and continuing westwardly 55 feet to a corner of Lot No. 10; thence with the line between Lots Nos. 9 and 10, northwardly 120.26 feet to the southerly margin of Doge Court; thence with the margin of the said Doge Court, northeastwardly 58.7 feet to a concrete monument in the southerly margin of Doge Court; thence around a curve in an eastwardly direction 28.91 feet to a concrete monument in the southerly margin of Doge Court; thence with the southerly margin of Doge Court, eastwardly 18.7 feet to a concrete monument in the southerly margin of Doge Court; thence around a curve in a southeastwardly direction 30.33 feet to a concrete monument in the westerly margin of Doge Place; thence with the westerly margin of Doge Place in a southerly direction 125 feet to the point of beginning.

BEING the same property conveyed to Mulford Henry Mentel and wife, Wenonah S. Mentel by deed from Frierson Moore and wife, Mildred Bearden Moore, of record in Book 2603, page 403, Register's Office for Davidson County, Tennessee. The said Wenonah S. Mentel having since died and the said Mulford Henry Mentel having remarried.

This conveyance is made subject to the plan of record which shows an owners certificate, a 30-foot minimum building setback line from Doge Court and Doge Place and a 10-foot easement for public utility purposes along the [illegible] line of said lot; a 5 foot x 20 foot utility easement [illegible] the northeasterly corner of said lot; restrictions...

RECORDER'S MEMO: Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

of record in Book 2195, page 257, Register's Office for Davidson County, Tennessee.

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This is unimproved ( ) improved (X) property, known as 3623 Doge Place (House Number) (Street) Nashville P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said CHARLES S. HIGGINS, JR. and wife, LESLIE J. HIGGINS their heirs and assigns, forever.

And we do covenant with the said CHARLES S. HIGGINS, JR. and wife, LESLIE J. HIGGINS 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, except as of record.

And we, Mulford Henry Mentel and wife, Mary Mentel do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said CHARLES S. HIGGINS, JR. and wife, LESLIE J. HIGGINS/their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 16th day of September, 1974

Mulford Henry Mentel
MULFORD HENRY MENTEL
Mary Mentel
MARY MENTEL

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mulford Henry Mentel and wife, Mary Mentel

the 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, 1974.

PATRICK J. McGUIRE NOTARY PUBLIC DAVIDSON COUNTY

Patrick J. McGuire, Notary Public.

Commission expires 8/2/76

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, SEP 19 '74 CONV 32,000.00, a Notary Public of the State and County aforesaid, personally appeared, SEP 19 '74 S'TAX A* 83.20 SEP 19 '74 TRFEE A* .50 SEP 19 '74 RECD A* 4.00 with whom I am personally acquainted, and who, upon oath, acknowledged himself to be 87.70 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 himself as .

Witness my hand and seal, at office in , this day of , 19 .

, Notary Public.

Commission expires

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in this Document Unsatisfactory When Received.