FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39413.65

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July, 1974.

Notary Public

MY COMMISSION EXPIRES: 11-26-1974

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Traber & Robinson, Attorney's P.O. Box 2255, Nashville, Tennessee 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred F. Knecht (NAME)	Thomas & Hill, Inc. (NAME)	
536 Augusta Dr. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1833 (STREET ADDRESS)	75-4
Hermitage, TN. 37076 (CITY) (STATE) (P. O. ZIP)	Charleston, West Va. 25327 (CITY) (STATE) (ZIP)	117

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Frederick C. Bonsteel and wife, Joyce B. Bonsteel

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fred F. Knecht and wife, Ruby H. Knecht

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 398 on the Plan of Tulip Grove, Section 6, of record in Book 4460, page 19 Register's Office, Davidson County, Tennessee.

Said Lot No. 398 fronts the westerly margin of Augusta Drive 100.0 feet and runs back between lines which measure 139.73 feet on the south; 140.0 feet on the north to a line in the rear, which is a broken line, which measures 108.88.

Being the same property conveyed to Frederick C. Bonsteel and wife, Joyce B. Bonsteel by deed from C.E. Hooper and wife Peggy K. Hooper, of record in Book 4618 page 138, Register's Office, Davidson County, Tennessee.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4618, page 140, said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance , except that the existing escrow overage is to be refunded to the Grantees, by the mortgagee.

This is { } unimproved { } improved property, known as 536 Augusta Drive, Hermitage, Tennessee 37076
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 15th day of July, 19 74

Frederick C. Bonsteel

Joyce B. Bonsteel

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frederick C. Bonsteel and wife, Joyce Bonsteel

the bargainor S, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of July 1974

Commission expires 11-20-1976

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared , with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he) (they) as such and being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at on this the day of , 19:

My commission expires

Notary Public

WARRANTY DEED

FROM Frederick C. Bonsteel et ux

TO Fred F. Knecht et ux

C 78563

IDENTIF. REFERENCE

Nov 18 9 37 AM '74

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail to:
William G. Traber
P. O. Box 2255
Nashville, Tenn. 37214

NOV 18 74	CONV	39,413.65		
NOV 18 74	S'TAX		A* 102.44	
NOV 18 74	PR'FEE		A* .50	
NOV 18 74	W'DEED		A* 4.00	* 106.94

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