This Instrument Was Prepared By

BOOK 4878 PAGE 396 Denny Wheeler (S.T.)

Of The Law Firm [illegible] & Sandon

Stahlman Building, Nashville, Tennessee

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
F. K. Kirchner, Jr., et ux	First Federal Savings & Loan	145-7-31
(NAME)	(NAME)	
1211 Saxon Drive	4th at Union	FH-23250
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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 accepted as cash, the receipt of which is hereby acknowledged, and for a further consideration, F. K. Kirchner, Jr., and wife, Sandra G. Kirchner, assumes and agrees to pay the unpaid balance of an original indebtedness of $44,800.00 secured by a Deed of Trust of record in Book 4634, page 537, Register's Office for Davidson County, Tennessee,

We, Donald C. Fox and wife, Claire E. Fox

have this day bargained and sold, and do hereby transfer and convey unto the said F. K. Kirchner, Jr., and wife, Sandra G. Kirchner

their *(successors), heirs and assigns,*

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

Being Lot No. 14 on the Plan of Hillmont Estates, Section 1, as of record in Book 3700, page 100.

Said Lot No. 14 fronts 199.4 feet on the southerly side of Saxon Drive and extends back 340.7 feet on the easterly line and 325.0 feet on the westerly line to a dead line which is a broken line, measuring 288.3 feet thereon.

Being the same property conveyed to Donald C. Fox and wife, Claire E. Fox, by deed from James D. Petrucelli and wife, Barbara Petrucelli, of record in Book 4634, page 535, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 70,000.00

Subscribed and sworn to before me, this the 31st day of December 19 74

Affiant

My commission expires: 4/25/76 (Affix Seal)

Notary Public

This is { unimproved / improved } property, known as 1211 Saxon Drive, Nashville, Tennessee
(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

F. K. Kirchner, Jr., and wife, Sandra G. Kirchner

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.*

we *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* F. K. Kirchner, Jr., and wife, Sandra G. Kirchner

their

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

Witness our *hand* s *this* 31st *day of* December, 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.*

Donald C. Fox

Claire E. Fox

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emery, a Notary Public in and for said County and State, Donald C. Fox and wife, Claire E. Fox

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 31st day of December, 19 74

Commission expires 4/25/76

Mary Emery
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE

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.....

DEC31 ☰ CONV 70,000.00
DEC31 ☰ S'TAX A* 182.00
DEC31 ☰ PR'FEE A* .50
DEC31 ☰ W'DEED A* 4.00 * 186.50

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

225398

WARRANTY DEED

FROM
Donald C. Fox et ux

TO
F. K. Kirchner, Jr., et ux

C 82964

IDENTIF. REFERENCE

DEC 31 10 56 AM '74
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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