BOOK 4880 PAGE 994

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM
Ralph Zerbe

TO
Dixie C. Zerbe

For draftsman's use

Prepared by:
Smith, Cauley, Embry
& Cantrell, Attys
236 Broadway, 4th Floor
Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dixie C. Zerbe (NAME)	First Federal Savings & Loan (NAME)	
331 Due West Avenue (STREET ADDRESS OR ROUTE NUMBER)	236 4th Avenue North (STREET ADDRESS)	52-9
Madison, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	37
		6C

(FOR REGISTER'S USE)

T
TAX THE REFERENCE
JAN 13 10 06 AM '75
REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ _____ Ralph Zerbe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF January 1975

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

C841122

For and in Consideration of the sum of ----------($10.00)----------

----------Ten and No/100---------- DOLLARS

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged

JAN 13 MISC A* 4.00 * 4.00

I, Ralph Zerbe have bargained and sold, and by these presents do transfer and convey unto the said Dixie C. Zerbe her 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. 10 on the Map of Geo. F. Roth's Resubdivision of Lots 19 and 23, in the Montague Subdivision, not of record, and described as follows:

Beginning at a point in the northerly margin of Due West Avenue at the corner of Lots 9 and 10; thence northerly 200 feet to a point in the south margin of Lot 11; thence easterly with the margin of Lot 11, 50 feet to a point; thence southerly 200 feet to the northerly margin of Due West Avenue; thence westerly with said Avenue 50 feet to the beginning.

This being the same property conveyed to Ralph Zerbe and wife, Dixie C. Zerbe from Jean Elizabeth Wright and Jon Bartley Wright by warranty deed of record in Book 4694, page 78, Register's Office for Davidson County, Tennessee.

This deed is made subject to the following restrictions:
1. That Dixie C. Zerbe is not to sell or convey this property without the grantor, Ralph Zerbe joining in the sale.
2. That in the event that a divorce bill is filed by Dixie C. Zerbe against Ralph Zerbe, the property is to be sold and the equity to be divided equally between the parties.

WD-2

This is {unimproved / improved (x)} property, known as 331 Due West Avenue, Madison, Tennessee
(House Number) (Street) 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 Dixie C. Zerbe her heirs and assigns, forever.

And I do covenant with the said Dixie C. Zerbe that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Ralph Zerbe do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Dixie C. Zerbe her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand 13 this day of January, 19 75

Ralph Zerbe

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Ralph Zerbe the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 13 day of Jan., 19 75.

R. Humphreys Notary Public

Commission expires 2-3-77

R. HUMPHREYS NOTARY PUBLIC DAVIDSON COUNTY TENN.

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 .....