BOOK 4893 PAGE 110

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
	First Federal Savings & Loan	Map 131.4
(NAME)	(NAME)	Par. 161
	Union at Fourth	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
	Nashville, Tennessee 37219	
(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 are hereby acknowledged; we

John C. Hailey and wife, Peggy T. Hailey

have bargained and sold, and by these presents do transfer and convey unto the said Julius C. Siegrist, Jr. and wife, Margaret H. Siegrist

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. 23 on the Map of M. N. Young's Subdivision on the Granny White Road, as of record in Book 547, page 173, Register's Office for said County. Said Lot No. 23 fronts 100 feet on the northerly side of Frances Avenue and runs back between parallel lines 164 feet to a dead line.

Being the same property conveyed to John C. Hailey and wife, Peggy T. Hailey, by deed from John Koen and wife, Madeline Holladay Koen, as of record in Book 4864, page 939, said Register's Office.

This conveyance is subject to easements, restrictions, set back lines of record, and taxes for 197__, applicable to said property.

unimproved ( )
This is improved (X) property, known as 1102 Frances Avenue (House Number) (Street)
Nashville, Tennessee 37204
(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 27th day of February, 19 75.

John C. Hailey
JOHN C. HAILEY

Peggy T. Hailey
PEGGY T. HAILEY

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, V. L. Baldyga, a Notary Public in and for said County and State, the within named John C. Hailey and wife, Peggy T. Hailey

the bargainor S, 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 27th day of February, 1975.

My commission expires 8-1-77 Notary Public V. L. Baldyga

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

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 $ 40,550.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Julius C. Siegrist, Jr.

Sworn to and subscribed before me this 27th day of February, 19 75.

My commission expires 8-1-77 Notary Public V. L. Baldyga

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument was prepared by:
This instrument prepared by

Name STEPHENSON AND LACKEY Address
First Federal Building
Nashville, Tennessee 37219

MAR-3 75	CONV	40,550.00			
MAR-3 75	S'TAX		A*	105.30	
MAR-3 75	PR'FEE		A*	.50	
MAR-3 75	W'DEED		A*	4.00	* 109.80

WARRANTY DEED

FROM

JOHN C. HAILEY AND WIFE,

PEGGY T. HAILEY

TO

JULIUS C. SIEGRIST, JR.

AND WIFE, MARGARET H. SIEGRIST

C 89264

IDENTIF. REFERENCE

MAR 3 1 48 PM '75

REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219