BOOK 4913 PAGE 216

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| EMIL F. SCHULTE III | SAME | |
| (NAME) | (NAME) | |
| 2533 Miami Avenue | | 52-13 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tenn. 37214 | | 25-26 |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

Mail to

# WARRANTY DEED

For and in consideration of the sum of Ten Dollars ( $10.00 ) DOLLARS

**And other good and valuable consideration**

Lucille Hallum and Margaret Vaughn

have bargained and sold, and by these presents do transfer and convey unto the said Emil F. Schulte III and wife, Nancy

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT NO. 1: Being Lot No. 13 and the southerly one-half of Lot No. 14 on the Map of Wooddale Grove, being a subdivision of part of Lot No. 7 in the division of the Robert Young Farm, as of record in Book 547, page 123, Register's Office for said County.

Said Lot No. 13 and the southerly one-half of Lot No. 14 front together 75 feet on the westerly side of an unnamed avenue (known now as Miami Avenue) and runs back between parallel lines 225 feet, more or less, to the Cumberland River.

Being the same property conveyed to Lucille Hallum and Margaret Vaughn by deed, from Hanna Decker, of record in Book 4749, page 436, Register's Office for Davidson County, Tennessee.

TRACT NO. 2: Being the northerly one-half of Lot No. 14 and Lot No. 15 on the Map of Wooddale Grove, being a subdivision of part of Lot No. 7 in the division of the Robert Young Farm, as of record in Book 547, page 123, Register's Office for said County.

Said northerly one-half of Lot No. 14 and Lot No. 15 front together 75 feet on the westerly side of an unnamed Avenue (known now as Miami Avenue) and runs back between parallel lines 225 feet, more or less, to the Cumberland River.

Being the same property conveyed to Lucille Hallum and Margaret Vaughn by deed, from Hanna Decker, of record in Book 4749, page 436, Register's Office for Davidson County, Tennessee.

This conveyance is made, subject to a first mortgage, in the sum of Thirteen Thousand Dollars, ($13,000.00), payable to the First Central Bank of Smithville, Tennessee and secured by a Deed of Trust on said property.

unimproved ( )
This is improved (X) property, known as 2533 (House Number) Miami Avenue (Street)

Nashville, Tennessee (City or Town) 37214 (Zip Code)

(P. O. Address)

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 15th day of May, 19 75.

Lucille Hallum

Margaret B. Vaughn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4913 PAGE 217

Personally appeared before me, Larry Cole, a Notary Public in and for said County and State, the within named Lucille Hallum and Margaret Vaughn

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 15th day of May, 19 75.

My commission expires 11-12-75 Notary Public Larry Cole

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 Larry Cole

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 22,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Lucille Hallum

Sworn to and subscribed before me this 15th day of May, 1975.

My commission expires 11-12-75 Notary Public Larry Cole

This instrument was prepared by:

LARRY COLE, Attorney 1509 17th Avenue South Nashville, Tennessee 37212

Name Address

MAY16[75] ~~CONV~~ ~~22,500.00~~
MAY16[75] S'TAX A* 58.50
MAY16[75] PR'FEE A* .50
MAY16[75] W'DEED A* 4.00 * 63.00

WARRANTY DEED

FROM Lucille Hallum and Margaret Vaughn

TO Emil F. Schulte III and wife Nancy

C 98572

IDENTIF. REFERENCE

MAY 16 10 03 AM '75

REGISTER DAVIDSON COUNTY, TENN.

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