Prepared Denney, Locke & Cherman, Atty: 28 Third Ave, North

WARRANTY DEED

BOOK 4945 PAGE 290

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Dobmeier and wife	Fidelity Federal Savings & Loan	Map 136-6
Patricia Dobmeier (NAME)	401 UnionStreet (NAME)	
233 Clearlake Drive		Parcel 9
Nashville, Tenn. (STREET ADDRESS OR ROUTE NUMBER)	Nashville, Tenn (STREET ADDRESS)	
(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 by James Dobmeier and wife Patricia Dobmeier, the receipt of which is hereby acknowledged, and other good and valuable consideration,

G. Whitney Kemper, executor for the estate of Phyllis H. Miller

have this day bargained and sold, and do hereby transfer and convey unto the said James Dobmeier and wife Patricia Dobmeier, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot 217, Priest Lake Park, Section 4, of record in Book 4460, pages 15-17, R.O.D.C., Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to James B. Miller, deceased, and wife Phyllis H. Miller, deceased, from Philhall Corporation, of record in Book 4703, page 212, R.O.D.C., Tennessee.

This conveyance is made subject to restrictions of record in Book 4505, page 774, R.O.D.C., Tenneseee; easements, setback lines and conditions of owner's certificate, etc., as shown on plan of record in Book 4460, pages 15-17, R.O.D.C., Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 51,500.00

Subscribed and sworn to before me, this the 15th day of FEBRUARY, 19 76

Affiant

My commission expires: (Affix Seal) 23, 1976

Notary Public

DAVIDSON COUNTY, TENN. NOTARY PUBLIC LUNSFORD M. HOLLINS JR.

This is improved (X) unimproved property, known as 233 Clearlake Drive, Nashville, Tenn.
(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 James Dobmeier and wife, Patricia Dobmeier, thier *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* the estate of Phyllis Millers *heirs and representatives, to warrant and forever defend the title to said real estate to said* James Dobmeier and wife, Patricia Dobmeier, their *(successors) heirs and assigns, against the lawful claims of all persons.*

Witness my hand, this 18th *day of* August, 19 75, *the corporate party, by duly, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

DAVIDSON COUNTY, TENN. NOTARY PUBLIC LUNSFORD M. HOLLINS JR.

G. Whitney Kemper

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Lunsford M. Hollins Jr. & G. WHITNEY KEMPER, a Notary Public in and for said County and State,

the within named 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 25th day of AUGUST, 1975.

Lunsford M. Hollins Jr. Notary Public

Commission expires FEBUARY 23, 1976

LUNSFORD M. HOLLINS JR. 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 .....

AUG 26 75 CONV 51,500.00
AUG 26 75 S'TAX A* 133.90
AUG 26 75 PR'FEE A* .50
AUG 26 75 W'DEED A* 4.00 * 138.40

WARRANTY DEED

FROM

~~G. Whitney Kemper, Executor~~
for estate of Phyllis H. Miller

TO

~~James Dobmeier and wife~~

~~Patricia Dobmeier~~

D 12854

IDENTIF. REFERENCE

AUG 26 12 39 PM '75

FELIX Z. ANDERSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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