BOOK 4950 PAGE 851

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
I. R. Schulman, Trustee	Same	Map 161-6
(NAME:) 5th & Union	(NAME:)	Par. 53
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Same	
(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, the receipt of which is hereby acknowledged, including the assumption of the balance of an indebtedness secured by deed of trust executed by Arthur Chester Morris, III and wife, Bettye E. Morris, to J. J. Foley, Jr., Trustee, of record in Book 4284, page 887, Register's Office for Davidson County, Tennessee, which the Grantees herein assume and agree to pay,

We, JOSEPH MUHL and wife, ELIZABETH MUHL,

have bargained and sold, and by these presents do transfer and convey unto the said I. R. SCHULMAN, TRUSTEE, with full power to sell, transfer, convey and encumber, without the joinder of any ~~beneficiary, his successors~~ *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 105 on the Plan of Huntington Park, Section I, as of record in Book 4175, page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 105 fronts 75.0 feet on the southwesterly side of Ashley Drive and extends back between parallel lines 150.0 feet to a dead line measuring 75.0 feet thereon.

Being the same property conveyed to Joseph Muhl and wife, Elizabeth Muhl, by deed from Arthur Chester Morris, III and wife, Bettye E. Morris, of record in Book 4854, page 230, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 4225, page 778, Register's Office for Davidson County, Tennessee; owner's certificate, a 30-foot minimum building setback line from Ashley Drive and a 10-foot easement for public utility and drainage purposes along the rear line of said lot, as shown on plan of record in Book 4175, page 10, Register's Office for Davidson County, Tennessee.

This Instrument prepared by:
Schulman, McCarley, Hollins and Pride
P. O. Box 2707
Nashville, Tennessee 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 37,500.00

Affiant

Subscribed and sworn to before me, this the 15th day of September 1975

Notary Public

My commission expires: 5-2-77

(Affix Seal)

unimproved ( )
This is improved (X) property, known as 5151 Ashley Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said I. R. SCHULMAN, TRUSTEE, with full power to sell, transfer, convey and encumber without the joinder of any ~~beneficiary, his successors~~ ~~heirs~~ *and assigns, forever.*

And we *do covenant with the said* I. R. Schulman, Trustee, *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,* except by deed of trust, restrictive covenants, owner's certificate, setback line and easement, as hereinabove set forth, and taxes for the year 1975, subject to which this conveyance is executed.

And we, Joseph Muhl and wife, Elizabeth Muhl, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* I. R. Schulman, Trustee, my successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever. Witness* our *hands this* 15th *day of* ~~August~~ Sept, *19*75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Joseph Muhl
Joseph Muhl

ELIZABETH MUHL
By: Zoltan J. Bokor
Zoltan J. Bokor, her
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Winifred Walker, a Notary Public in and for said County and State, the within named Joseph Muhl

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 15th day of August, 19 75.

Winifred Walker, Notary Public.

Commission Expires 10-6-76

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor....., with whom I am personally acquainted, and who acknowledged that.....

executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this.....

day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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On the 15 day of ~~August~~ Sept., 1975, before me personally appeared Zoltan J. Bokor to me known to be the person who executed the foregoing instrument in behalf of Elizabeth Muhl and acknowledged that he executed the same as the free act and deed of the said Elizabeth Muhl for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of ~~August~~ Sept., 1975.

Notary Public

Commission Expires:

5-2-77

WARRANTY DEED

FROM

Joseph Muhl et ux

TO

I. R. Schulman, Trustee

D 15521

IDENT'F. REFERENCE

SEP 15 11 19 AH '75

FEE $ REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

SEP 15 75	CONV	37,500.00			
SEP 15 75	S'TAX		A*	97.50	
SEP 15 75	PR'FEE		A*	.50	
SEP 15 75	W'DEED		A*	8.00	* 106.00