FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF November, 1975.

Notary Public

MY COMMISSION EXPIRES: 4/20/76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTORNEYS 507 Stahlman Bldg. Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dean Ries Trathen etal (NAME)	The Lomas & Nettleton Co. (NAME)	129-11-59
6335 Percy Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 964 (STREET ADDRESS)	
Nashville, Tenn. 37205 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Va. 23451 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, HARLEY ELLSWORTH ERB, III and wife, FRANCES E. ERB

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DEAN RIES TRATHEN, DANIEL KINGTON TRATHEN, AND MARIE M. TRATHEN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 150 on the Plan of Section I, Warner Park Valley, of record in Book 3600, pages 12, 13 and 14, Register's Office for said County, described as follows:

BEGINNING at a point in the west margin of Neuhoff Lane, at the corner of Lots 150 and 151; thence with the line between said lots, westerly 150 feet to a corner of Lots No. 149; thence with the line between Lots Nos. 149 and 150; northerly 125 feet to the southerly margin of Percy Drive; thence with the margin of the same, easterly 125 feet to the beginning of a curve to the right having a radius of 25 feet; thence around said curve, southeasterly 39.3 feet to the west margin of Neuhoff Lane; thence with the margin of the same, southerly 100 feet to the point of beginning.

BEING the same property conveyed to Harley Ellsworth Erb, III and wife, Frances E. Erb by Deed from Murphree Realty Company of record in Book 3677, page 178, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants contained in instrument of record in Book 3466, page 89, Book 3577, page 511 and Book 3702, page 465 Book 3770, page 81 said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

AS part of the above consideration, the Grantees herein, assumed and agree to pay the unpaid balance owing on a certain note, executed by the Grantors, herein to Murphree Mortgage Company in the original principal amount of $23,750.00, of record in Book 3715, page 575, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2814 Lakeland Drive, Nashville, TN. 37214
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 6th day of November, 1975

Harley Ellsworth Erb III. Frances E Erb

HARLEY ELLSWORTH ERB, III FRANCES E. ERB

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harley Ellsworth Erb, III and wife, Frances E. Erb

the bargainor, 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 6th day of November 1975

Commission expires 7/20/76

Peter Weiss
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM HARLEY ELLSWORTH ERB, III ETUX

TO DEAN RIES TRATHEN ETAL

D 23879

IDENTIF. REFERENCE

Nov 11 11 33 AM '75

FELIX Z. ELLSON II REGISTER
DAVIDSON COUNTY, TENN.

NOV 11 75	CONV	57,000.00			
NOV 11 75	S'TAX		A*	148.20	
NOV 11 75	PR'FEE		A*	.50	
NOV 11 75	W'DEED		A*	4.00	* 152.70

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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