105-14
36
PW

MAIL TO:
John Hahn & Assoc. Inc.
334 Lynn Dr
Nashville Tenn 37211

This instrument prepared by:
RAGAN & LITTLETON
610 Hamilton National Bank Building
Chattanooga, Tennessee 37402

WARRANTY DEED

BOOK 5014 PAGE 445

IN CONSIDERATION of One ($1.00) Dollar and other valuable considerations the receipt and sufficiency of which is hereby acknowledged, I, KATHERINE HAHN do hereby sell, transfer and convey unto JOHN HAHN AND ASSOCIATES, INC. the following described real estate:

Land in the 3rd, formerly the 22nd, Ward of the City of Nashville, Davidson County, Tennessee, being the easterly 75 feet front and 107 feet front and 107 feet rear of Lot No. 95 on the Plan of Waverly Land Company's Property, called "Waverly Place," as of record in Book 57, page 95, Register's Office for said County.

According to a survey made by Z. J. Wilkinson, Surveyor, August 27th, 1937, said part of Lot No. 95 fronts 75 feet on the southerly side of Glenn Avenue and runs back between lines 200 feet to an alley, measuring 107 feet thereon.

For prior Title, see deed recorded in Book 3375, page 47, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the same unto the said JOHN HAHN AND ASSOCIATES, INC., its heirs and assigns, forever in fee simple.

I covenant that I am lawfully seized and possessed of said real estate; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered, except as hereinabove mentioned, and I will forever warrant and defend the same against all lawful claims.

WITNESS my hand this 1st day of January, 1975.

Katherine Hahn
KATHERINE HAHN

CO 12,000.00	MO
WD 400	MS
TD	ST 31.20
CC	ST
MR-C	PF 50
UCC	TOTAL 35.20

Buyer + Tax Bills
John Hahn Assoc
334 Lynn Dr.
Nash. Tenn

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 5014 PAGE 446

On this the 1st day of January, 1975, before me personally appeared KATHERINE HAHN to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal.

JEAN M. FUNK NOTARY PUBLIC HAMILTON CO. MINN.

Jean M. Funk
NOTARY PUBLIC

My commission expires: 7/3/77

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 12.000 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed to and sworn to before me, on this ~~12th~~ day of April, ~~1975.~~ 1976

NOTARY PUBLIC Dep. Reg.

My ~~commission~~ expires:

IDENTIF. REFERENCE

APR 12 11 31 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

D44720