# WARRANTY DEED

BOOK 5020 PAGE 679

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Eugene B. Lotochinski, et ux | SAME | Map 132-10 |
| (NAME) | (NAME) | |
| 879 Curtiswood Lane | | Par 31 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee | | OH |
| (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,

we, Thomas L. Ritter and wife, Charlotte C. Ritter,

*have this day bargained and sold, and do hereby transfer and convey unto the said*

Eugene B. Lotochinski and wife, Frances M. Lotochinski,

their *(successors), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:* Land in the 7th formerly the 11th Civil District of Davidson County, Tennessee, being part of lot No. 3 on the Plan of the John Overton Property as of record in book 421, page 160, Register's Office for Said County, being Lot "A" shown on a survey made by Z. J. Wilkinson, Surveyor, August 23, and September 10, 1951, described as follows:

Beginning in the center of Curtiswood Lane formerly Glen Leven Road, Benedict's easterly line; thence with said Lane south 56 degrees 30' east 100 feet; south 65 degrees 30' east 100 feet to the corner of lots "A" and "B" as shown on said survey; thence with a line between said two lots south 33 degrees 30' west 649 feet to the northerly line of the Calhoun Tract; thence with said tract north 89 degrees 22' west 238.6 feet to the Benedict's easterly line; thence with said line in a fence north 33 degrees 30' east 761 feet to the beginning, containing 3.24 acres, more or less.

Being the same real property conveyed to Thomas L. Ritter and wife, Charlotte C. Ritter, by deed from Calvin Garland Parsley and wife, Kathryne E. Parsley, as of record in book 4052, page 65, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in book 2027, page 547, Register's Office for Davidson County, Tennessee, and an easement for right-of-way of Curtiswood Lane lying within boundaries of premises as herein described.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 48000.00

Subscribed and sworn to before me, this the 30th day of April 1976

Affiant

My commission expires: 6/11/79 (Affix Seal)

Notary Public

STATE OF TENNESSEE DAVIDSON COUNTY REAL ESTATE TRANSFER TAX

This is unimproved ( ) improved (XX) property, known as 879 Curtiswood Lane, Nashville, Tennessee
(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*

Eugene B. Lotochinski and wife, Frances M. Lotochinski,

their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Eugene B. Lotochinski and wife, Frances M. Lotochinski, their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our hand S. this 30th day of April, 1976 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Thomas L. Ritter
THOMAS L. RITTER

Charlotte C. Ritter
CHARLOTTE C. RITTER

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Niles S. Nimmo, a Notary Public in and for said County and State, Thomas L. Ritter and Charlotte C. Ritter,

the within named 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 Davidson County, Tennessee this 30th day of April, 1976.

Commission expires 4/1/79

Notary Public

NILES S. NIMMO 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.....

D 4 7 1 2 0

IDENTIF. REFERENCE

APR 30 12 33 PM '76

FILED AND RECORDED
DAVIDSON COUNTY, TENN.

| | | | | |
|---|---|---|---|---|
| APR 30 76 | CONV | 90,000.00 | | |
| APR 30 76 | CONV | 59,000.00 | | |
| APR 30 76 | S'TAX | | B* | 387.40 |
| APR 30 76 | PR'FEE | | B* | .50 |
| APR 30 76 | DEED | | B* | 4.00 * 391.90 |

**WARRANTY DEED**

FROM

THOMAS L. RITTER, ET UX

TO

EUGENE B. LOTOCHINSKI
and wife,
FRANCES M. LOTOCHINSKI

This Instrument Prepared By:

R. PRICE NIMMO
Attorney at Law
308 Cavalier Building
95 White Bridge Road
Nashville, Tennessee 37205

WILLIAM L. BROOKS

LAW OFFICES
WALLER LANSDEN DORTCH & DAVIS

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