This instrument prepared by:

BOOK 5037 PAGE 579

David B. Herbert, Attorney
Nashville, Tennessee

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
59 131 pw	Howard Frutiger, et ux	New Owners
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY Lot #4, (IF IMPROVED) Grays Point Road	LOAN OR ACCOUNT NO. PROPERTY IS ☐ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

JUN 21 76 CONV 55,000.00
JUN 21 76 S TAX B* 143.00
JUN 21 76 PR FEE B* .50
JUN 21 76 RECD B* 4.00 * 147.50

GEORGE D. RIDDLE and wife, CAROL M. RIDDLE,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto HOWARD FRUTIGER and wife, AGNES R. FRUTIGER,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, described according to a survey made by C. J. Carney, surveyor, on October 3, 1959, as follows:
LAND designated on said survey as Lot No. 4, lying on the south side of Grays Point Road, beginning at a point in the center of said road, the northeast corner of the property conveyed to George Putnam and wife by deed of record in Book 3370, page 562; thence along the center of said road, South 61°45' East 163 feet to a point; thence South 3° West 412 feet to a point in the line of John Aita; thence North 88° West 185 feet to a point; George Putnam's southeast corner; thence with Putnam's east line North 8° East 485 feet to the point of beginning, containing 1.73 acres, more or less. Being the property conveyed to George D. Riddle and wife, Carol M. Riddle, by deed from Ray Rottero and wife, Mozelle Rottero, which deed is of record in Book 3371, page 1, said Register's Office.

This instrument was prepared by David B. Herbert, Attorney, on information furnished by the parties.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for 1976 taxes which have been prorated and assumed by the grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 18th day of June, 1976.

George D. Riddle
GEORGE D. RIDDLE

Carol M. Riddle
CAROL M. RIDDLE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, David B. Herbert, a Notary Public in and for the State and County aforesaid, personally appeared the within named George D. Riddle and wife, Carol M. Riddle,
the bargainor(s), 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, the 18th day of June, 1976.

My commission expires: 7/27/77

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____
the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF June 1976

MY COMMISSION EXPIRES 7/27/77 (AFFIX SEAL)

Notary Public

D 54807

WARRANTY DEED
DBH:jnr

FROM
GEORGE D. RIDDLE AND WIFE,
CAROL M. RIDDLE

TO
HOWARD FRUTIGER AND WIFE,
AGNES R. FRUTIGER

IDENTIF. REFERENCE

JUN 21 3 10 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, L & C Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public