Prepared By:

INGRAHAM, YOUNG & CORBETT
1720 Parkway Towers
Nashville, Tennessee 37219

BOOK 5042 PAGE 110

| NEW OWNER'S ADDRESS | TAX BILLS TO: | MAP-PARCEL NO |
|---|---|---|
| C. Winfield Rich and wife, Ethelene<br>304 Edgeview Drive<br>Nashville, Tennessee | First Federal<br>Union at Fourth<br>Nashville, TN | 147-1<br>177 |

# W A R R A N T Y  D E E D

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable consideration, receipt of which is hereby acknowledged, we,

DAVID S. ZINN

and wife,

PATRICIA H. ZINN

as GRANTORS herein do hereby grant, bargain and by these presents, do transfer and convey unto,

C. WINFIELD RICH

and wife,

ETHELENE RICH

as GRANTEES herein, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee described as follows, to-wit:

Being Lot No. 213 on the Revised Plan of Caldwell Hall, Section I, as of record in Book 2900, page 57, Register's Office for said County.

Said Lot No. 213 fronts 89.53 feet on the northerly margin of Edgeview Drive and extends back 175 feet on the easterly line and 146.3 feet on the westerly line, to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to David S. Zinn and wife Patricia H. Zinn by deed from Idola H. Schneider of record in Book 4707, page 393, said Register's Office.

This conveyance is subject to easements, restrictions, setback lines and taxes for 1973 applicable to said property.

GRANTEES herein assume and agree to pay the balance outstanding under that certain Deed of Trust executed by David S. Zinn and wife, Patricia H. Zinn to T.I. Holman, Jr., Trustee of record in Book 4707, page 395 said Register's Office, to secure a note dated May 10, 1973 in the principal amount of $27,000.00 payable to First Federal Savings and Loan Association of Nashville according to the terms and conditions therein recited; said outstanding principal balance on the date hereof being $26,229.37.

THIS IS improved property known as 304 Edgeview Drive, Nashville, Davidson County, Tennessee.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said C. WINFIELD RICH and wife, ETHELENE RICH, their heirs and assigns forever.

And we do covenant with the said C. WINFIELD RICH and wife, ETHELENE RICH, 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 as of record.

And we, DAVID S. ZINN and wife, PATRICIA H. ZINN, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said C. WINFIELD RICH and wife, ETHELENE RICH, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 30th day of June, 1976.

C. WINFIELD RICH, Grantee

DAVID S. ZINN, Grantor

ETHELENE RICH, Grantee

PATRICIA H. ZINN, Grantor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned Notary Public, in and for the said County and State, the within named DAVID S. ZINN and wife, PATRICIA H. ZINN, the 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 June, 1976.

NOTARY PUBLIC

My Commission Expires:

July 24 1977

STATE OF TENNESSEE

COUNTY OF DAVIDSON

IDENTIF. REFERENCE

Jul 6 9 26 AM 1976

D56815

The actual consideration or value, whichever is greater, for this transaction is $35,479.37.

GRANTEE

Sworn to and subscribed before me this the 30th day of June, 1976.

NOTARY PUBLIC

My Commission Expires:

July 24, 1977

| | | | | | | |
|---|---|---|---|---|---|---|
| JUL-6% | CONV | 35,479.37 | | | | |
| JUL-6% | S'TAX | | B* | 92.30 | | |
| JUL-6% | PR'FEE | | B* | .50 | | |
| JUL-6% | W'DEED | | B* | 6.00 | * | 98.80 |