This Instrument Prepared By: Ronald B. Buchanan, Attorney, 223 Madison Street
Madison, Tennessee, 37115

WARRANTY DEED

BOOK 5055 PAGE 921

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LUTZ, ALBERT D., ET UX	Lutz, Albert D., ET UX	8
(NAME) Ellis Rd	(NAME) Ellis Rd	40
(STREET ADDRESS OR ROUTE NUMBER) Joelton TN 37080	(STREET ADDRESS) Joelton TN 37080	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100---------- ----------($10.00)--- Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, ALBERT J. LUTZ AND WIFE, EVELYN D. LUTZ, hereinafter referred to as the Grantors, have this day bargained and sold, and do hereby transfer and convey unto the said ALBERT D. LUTZ AND WIFE, LORAIN A. LUTZ, hereinafter referred to as the Grantees, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING in the 14th Civil District of said County and State, described according to a survey made by Draper Surveying Service, June 5, 1963, as follows:
BEGINNING on the north margin of a 50-foot public road, at a point South 85° East 200 feet from the southeast corner of the property conveyed to James Whitaker and wife, by deed from F. A. Dickerson and wife, of record in Book 3829, page 501, Register's Office for said County; thence North 11° West 600 feet; thence South 85° East 200 feet; thence South 9° 45' East 600 feet to the northerly margin of a 50-foot public road; thence with the same, North 85° West 175 feet to the beginning.

BEING the same property conveyed to Albert J. Lutz and wife, Evelyn D. Lutz, by deed from Felix A. Dickerson and wife, Frances Dickerson, of record in Book 3924, page 202, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10,000.00

Subscribed and sworn to before me, this the 6th day of August 19 76

Affiant Albert J. Lutz

My commission expires: 5-2-77 (Affix Seal)

Notary Public Bonnie S. Williams

This is unimproved property, known as ..... (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 grantees, 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, except as appears of record.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their ..... (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 6th day of August, 19 76 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Albert J. Lutz

Evelyn D. Lutz

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALBERT J. LUTZ AND WIFE, EVELYN D. LUTZ

the within named 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 Davidson County, Tennessee, this 6th day of August, 19 76.

Bonnie L. Williams
Notary Public

Commission expires 2-5-77

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.....

AUG 10 76	CONV	10,000.00			
AUG 10 76 S'TAX			B*	26.00	
AUG 10 76 PR'FEE			B*	.50	
AUG 10 76	W'DEED		B*	4.00	* 30.50

WARRANTY DEED
FROM
ALBERT J. LUTZ, ET UX
TO
ALBERT D. LUTZ, ET UX

D 62599

IDENTIF. REFERENCE

AUG 10 1 24 PM '76

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115