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BOOK 5075 PAGE 301

FORM NO. WD-1

IDENTIF. REFERENCE

OCT 5 12 39 PM '76

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

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,570.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF October, 19 76

Notary Public

MY COMMISSION EXPIRES: Nov. 7, 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY AND WEISS, ATTORNEYS (NAME) 507 Stahlman Building Nashville, Tennessee 37201 (ADDRESS)

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Philip H. Tritschler & wife (NAME) | OWNER (NAME) | 22W 16615 |
| Rt 2 Mapledale Ln. (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Brentwood Tn 37027 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Pat Davis, and wife, Christine Davis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Philip H. Tritschler and wife, Frances K. Tritschler

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being the northerly part of the westerly half of Lot No. 53 on the Map of O. B. Hayes Plan of Large Lots, of record in Book 21, page 87, Register's Office for Davidson County, Tennessee.

According to a copy of a survey made October 14, 1950 by Hal R. Swann, Jr., Surveyor, said part of said lot fronts 98 feet on the easterly side of Belmont Boulevard, or 16th Avenue South, and runs back between parallel lines, 147 feet to an alley.

BEING property conveyed to Pat Davis by deed from Jack Cohen and wife, Mary Gordon Cohen of record in Book 4642, Page 253, REgister's Office for Davidson County, Tennessee.

As part of the above consideration, the Grantees herein assume and agree to pay the unpaid balance owing on a certain note, executed by the Grantor herein to Jack Cohen and wife, Mary Gordon Cohen in the original principal amount of $45,000.00, payable in monthly installments of $345.20 each, including principal and interest at the rate of 7% per annum, beginning October 1, 1972, Balance September 1, 1992.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.
Christine Davis, wife of the above named Pat Davis, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

This is unimproved ( ) improved (X) property, known as 1600 (House Number) 16th Avenue South (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37212 (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 1st day of October, 19 76

Pat Davis — PAT DAVIS

Christine H. Davis — CHRISTINE DAVIS

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pat Davis and wife, Christine Davis

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 1st day of October 19 76

Commission expires November 7, 1979

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

Notary Public

WARRANTY DEED

FROM
PAT DAVIS

TO
PHILIP H. TRITSCHLER AND WIFE, FRANCES K. TRITSCHLER

| | | | | | |
|---|---|---|---|---|---|
| OCT-5-76 | CONV | 70,570.00 | | | |
| OCT-5-76 | S'TAX | | B* | 183.56 | |
| OCT-5-76 | PR'FEE | | B* | .50 | |
| OCT-5-76 | W'DEED | | B* | 4.00 | * 188.06 |

(Please file in Box 4.)

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.