BOOK 5080 PAGE 257

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
230 FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William P. Small and wife, Hilary H. Small	Same	160-1
(NAME)	(NAME)	
828 Forest Hills Drive		#11
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		OH# 16173
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00)----------

---------- Dollars,

and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned

OCT 21 76 CONV 74,900.00
OCT 21 76 S'TAX B* 194.74
OCT 21 76 PR'FEE B* .50
OCT 21 76 W'DEED B* 4.00 * 199.24

IRWIN A. DEUTSCHER and wife, BOBBIE S. DEUTSCHER

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

WILLIAM P. SMALL and wife, HILARY H. SMALL their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 170 on the Plan of Section I, Oak Hill Estates, as of record in Book 3700, pages 118, 119 and 120, Register's Office for said County.

Said Lot fronts 173.64 feet on the north side of Forest Hills Drive and extends back 400 feet on the west line and 426.95 feet on the east line, to a broken line in the rear and measures 244.79 feet thereon.

Being the same property conveyed to Irwin A. Deutscher and wife, Bobbie S. Deutscher, by deed from J. B. Downey, Trustee, which is to be recorded in Book 4366, page 344, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 74,900.00

Affiant

Subscribed and sworn to before me, this the 20th day of October, 19 76

Notary Public

My commission expires: 4/27/77 (Affix Seal)

This is unimproved ( ) improved (X) property, known as 828 Forest Hills Drive (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

WILLIAM P. SMALL and wife, HILARY H. SMALL 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 for restrictions in BK.4122,p.739; plan of record in BK.3700,pp. 118, 119, & 120;utility anchor easement. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said WILLIAM P. SMALL and wife, HILARY H. SMALL their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 20th day of October, 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.

Irwin A. Deutscher

Bobbie S. Deutscher

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Gail Pigg, *a Notary Public in and for said County and State,* Irwin A. Deutscher and wife, Bobbie S. Deutscher

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 Nashville *Tennessee, this* 20th *day of* October, *19* 76

Gail Pigg *Notary Public*

Commission expires 4/27/77

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 .....

WARRANTY DEED

FROM Irwin A. Deutscher et ux

TO William P. Small et ux

D 73439

IDENTIF. REFERENCE

OCT 21 9 30 AM '76

REGISTER'S OFFICE

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238