ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Miss Patricia A. Flatter (NAME)	Security Federal Savings & Loan Assn. (NAME)	131-8 22
1101 Brookmeade Drive (STREET ADDRESS OR ROUTE NUMBER)	501 Union Street (STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ---------- $10.00 ----------
TEN AND NO/100---------- DOLLARS

Cash in hand paid by the grantee, Patricia A. Flatter, the receipt of which is hereby acknowledged; and for other good and valuable considerations, including the assumption by said grantee of the present balance of a note dated May 22, 1972 in the original principal sum of $23,500.00, executed by Gene Joseph Krutzler and wife, Susan S. Krutzler, payable to the Security Federal Savings & Loan Association and secured by a deed of trust of record in Book 4604, page 89 in the Register's Office for Davidson County, Tennessee,

I, Mildred M. Fenske, an Unmarried Woman

have bargained and sold, and by these presents do transfer and convey unto the said PATRICIA A. FLATTER

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Part of Lot No. 24 on the Plan of Duncanwood Subdivision, of record in Book 1424, page 139, Register's Office for Davidson County, Tennessee.

Said part of Lot 24 fronts 129.3 feet on the westerly side of Brookmeade Drive and extends back 160 feet on the southerly line and 150.5 feet, more or less, on the northerly line, to a dead line in the rear measuring 130.3 feet thereon.

Being the same property conveyed to Mildred M. Fenske by deed from Gene Joseph Krutzler and wife, Susan S. Krutzler, of record in Book 4690, page 349, Register's Office for said county.

This conveyance is subject to the 1976 metro tax which is assumed by the grantee herein; and also subject to restrictions, setback lines and easements of record.

Possession of the above-described property shall be granted on or before January 1, 1977.

The grantee herein further transfers and assigns to the grantee all of her right, title and interest in and to the escrow account for taxes and insurance held by the Security Federal Savings & Loan Association.

This is improved (X) unimproved ( ) property, known as 1101 Brookmeade Drive (House Number) (Street)
Nashville, Tennessee (P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 9th day of December, 1976.

Mildred M. Fenske
(Mildred M. Fenske)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5095 PAGE 828

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Mildred M. Fenske

the bargainor ____, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of December, 1976.

My commission expires April 26, 1978 Notary Public L D Richards

STATE OF TENNESSEE
COUNTY OF ____

Before me, ____, a Notary Public of the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted, and who, upon oath, acknowledged ____ to be ____ and ____ respectively of the ____, the within named bargainor, a corporation, and that ____ as such ____ and ____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in ____, this ____ day of ____, 19____.

____ Notary Public

Commission expires ____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 34,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Patricia A. Flatter

Sworn to and subscribed before me
this 9th day of December, 19 76.

My commission expires April 26, 1978 Notary Public L D Richards

This instrument was prepared by:

Briley, Richards & Wrenne, Attorneys - 344 Fourth Avenue North - Nashville, Tennessee 37219
Name Address

DEC 10 76 CONV 34,000.00
DEC 10 76 S'TAX B* 88.40
DEC 10 76 FEE B* .50
DEC 10 76 RECD B* 4.00 * 92.90

246376 LR

WARRANTY DEED

FROM MILDRED M. FENSKE

TO PATRICIA A. FLATTER

D 80801

IDENTIF. REFERENCE

DEC 10 3 32 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219