# WARRANTY DEED

BOOK 5036 PAGE 342

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBER |
|---|---|---|
| Mr/Mrs William R. Kniegge | Fidelity Federal Savings&Loan | 137-7-22 |
| (NAME) 3745 Edgewater Drive | (NAME) 401 Union Avenue | Field Book No |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee | (STREET ADDRESS) Nashville, Tennessee | 2D-55240 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* FORTY ONE THOUSAND SEVEN HUNDRED AND FIFTY DOLLARS AND NO/100**********($41,750.00)***** *Dollars,*

of which $ 15,597.82 has been paid in cash by William R. Kniegge, and wife Janice M. Kniegge; and for the remainder, the said William R. Kniegge, and wife Janice M. Kniegge, have assumed and agreed to pay the unpaid principal balance of $ 26,152.18, secured by a Deed of Trust recorded in Book 4496 page 205, Register's Office for said County.

Gregory S. Davis and wife Marsha Davis

*have this day bargained and sold, and do hereby transfer and convey unto the said* William R. Kniegge and wife Janice M. Kniegge

their *(successors), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot Number 25 on the Plan of Priest Lake Park, Section 2, of record in Book 4175, page 56, Register's Office for said County, more particularly described as follows:

Beginning at a point in the northwesterly margin of Edgewater Drive, said point being the common front corner of Lots No. 24 and 25; thence with the southwesterly line of Lot No. 25 111.68 feet to a point; thence north 13°10' east 121.34 feet to a point; thence around a curve to the right, having a radius of 205.0 feet, 48.00 feet to a point; thence south 63°25' east 67.00 feet to a point; thence around a curve to the right, having a radius of 25.00 feet, 39.27 feet to a point, said point being in the northwesterly margin of Edgewater Drive; thence with the margin of said drive southwesterly 97.20 feet to the point of beginning.

Being the same property conveyed to Gregory S. Davis and wife, Marsha Davis, by deed from Irving Lee Fentress and wife, Judy H. Fentress, recorded in Book 5010, page 481, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Subscribed and sworn to before me, this the 13 day of December 19 14

Affiant

My commission expires: 6-7-18 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as (Lot 25) 3745 Edgewater Drive (House Number) (Street) P. O. Address: Nashville (City or Town)

*TO HAVE AND TO HOLD* the same, with the appurtenances, estate, title and interest belonging to the said William R. Kniegge and wife Janice M. Kniegge

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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* William R. Kniegge and wife Janice M. Kniegge.

*(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* my hand this 5th day of December, 19 14, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Gregory S Davis
GREGORY S. DAVIS

Marsha Davis
MARSHA DAVIS

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STATE OF Penn
COUNTY OF Mercer

Personally appeared before me, Evelyn D. Coleman, a Notary Public in and for said County and State, Gregory S. Davis and Marsha Davis

the within named bargainor, 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 372 Cedar Ave., Sharon, Pa Tennessee, this 9th day of Dec, 1976.

Evelyn D Coleman Notary Public

Commission expires Sept 11, 1977

EVELYN D. COLEMAN NOTARY PUBLIC

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.....

DEC 14 76 CONV 41,750.00
DEC 14 76 S TAX B* 168.42
DEC 14 76 STR FEE B* .50
DEC 14 76 MTGED B* 4.00 * 112.92

**WARRANTY DEED**

FROM
GREGORY S. DAVIS AND WIFE
MARSHA DAVIS

TO
WILLIAM R. KNIGGE AND WIFE
JANICE M. KNIGGE

D 81056

IDENTIFICATION REFERENCE

DEC 14 9 19 AM '76

FILED ... SISTER
DAVIDSON COUNTY, TENN.

Compliments of

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