BOOK 5098 PAGE 332

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 4,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF Dec, 1976

Notary Public

~~MY COMMISSION EXPIRES:~~ Dec 8 80

~~(AFFIX SEAL)~~

Mail to

THIS INSTRUMENT WAS PREPARED BY
SAGER & SAGER, Attorneys, 923 Main Street, Nashville, Tenn. 37206
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ERNEST G. OESER, JR. ET UX (NAME)	OWNER (NAME)	82-3
1022 Pennock Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	29 Pt
Nashville, Tenn. 37207 (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, ~~XXX~~ I, E. G. OESER, Widower

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ERNEST G. OESER, JR. and wife LOLA MAE OESER

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:

Being the southerly 44 feet of Lot No. 10 in George W. Stainback's corrected Plan of Lots in the Lucy H. Lindsley tract of land, as of record in Book 161, page 141, Register's Office for Davidson County, Tennessee.

Said southerly 44 feet of Lot No. 10 fronts 44 feet on the westerly side of Pennock Street, or Avenue, and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to E. G. Oeser and wife Ruth Oeser, she being now deceased, by deed, from J. F. Rogers and wife Minnie L. Rogers, of record in Book 1258, page 64, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1022 Pennock Avenue, Nashville, Tennessee 37207
(House Number) (Street) (P. O. Address) (City or Town) (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 ~~my~~ hand this 18th day of December, 19 76

E. G. Oeser

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Thelma M. Sager, a Notary Public in and for said County and State, the within named E. G. OESER

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of December 19 76

Commission expires January 31, 1978

Thelma M. Sager
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 (he) (they) 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
E. G. OESER

TO
ERNEST G. OESER, JR. and wife
LOLA MAE OESER

D 8 1 8 3 4

REFERENCE

DEC 20 10 15 AM '76

REGISTER
TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC20'76	CONV	*6,000.00			
DEC20'76	S'TAX		B*	15.60	
DEC20'76	PR'FEE		B*	.50	
DEC20'76	W'DEED		B*	4.00	* 20.10

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