MAP 72-10
PAR. 211
27W-27470

BOOK 5144 PAGE 64

This instrument prepared by Nelson Venable, Attorney
813 Market Street
Warranty Deed -- Ely Form Knoxville, Tennessee

THIS INDENTURE, made this 28th day of April A.D. 19 77 between

CARL M. PREGEL, SR. and wife PATRICIA G. PREGEL

of DAVIDSON County, in the State of TENNESSEE , of the first part, and

LINDA ANN GOOSTREE, single

of KNOX County, in the State of TENNESSEE , of the second part.

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of ONE DOLLAR CASH AND OTHER GOOD AND VALUABLE CONSIDERATION to them in hand paid by the party of the second part, the receipt of which is hereby acknowledged,

ha ve granted, bargained, sold, and conveyed, and do hereby grant, bargain, sell and convey unto the said part y of the second part, the following described premises, to-wit:

Land in Davidson County, Tennessee, within the 27th Ward of the City of Nashville, Tennessee, being Lot 13 on the Map of Neldia Heights Subdivision, as of record in Book 2663, page 47, in the Register's Office for Davidson County, Tennessee; said Lot 13 fronts 54 feet on the easterly side of Neldia Court and runs back 121.4 feet on the northerly line and 152.5 feet on the southerly line to a dead line measuring 62.5 feet thereon; and being according to the survey of Southern Land & Asso., Inc., Nashville, Tennessee, dated 19 April 1977; said premises being improved with dwelling bearing House No. 2611 Neldia Court.

BEING the same property conveyed to Carl M. Pregel, Sr. and wife Patricia P. Pregel by deed from Palmer Hoover Sorrow and wife Barbara Sorrow, of record in Book 4981, page 610, in the Register's Office for Davidson County, Tennessee.

Patricia P. Pregel and Patricia G. Pregel are one and the same person.

THIS CONVEYANCE is made subject to Restrictive Covenants of record in Book 2535, page 270, in the Register's Office for Davidson County, Tennessee, and further subject to 10 foot utility easement along rear line of lot and 30 foot building set back line along Neldia Court, as shown on plat of survey and map of record.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to Homestead and Dower therein. TO HAVE AND TO HOLD the said premises to the said party of the second part, her heirs and assigns forever.

And the said part ies of the first part for themselves and for their heirs, executors and administrators do hereby covenant with the said party of the second part, her heirs and assigns that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey same, that said premises are free from all encumbrances except the 1977 taxes which are to be pro-rated between the parties hereto and which the second parties assume and agree to pay,

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said part ies of the first part have hereunto set their hand s and seal s the day and year first above written.

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 11,000.00.
Affiant _____
Sworn to and subscribed before me this 28th day of April 19 77.
_____ Notary Public
My Commission expires: 21 July 1980

_____ (L.S.)
Carl M. Pregel, Sr.

_____ (L.S.)
Patricia P. Pregel

_____ (L.S.)

_____ (L.S.)

Responsible Taxpayer:
Linda Ann Goostree
2611 Neldia Court
Nashville, Tenn. 37206

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me the undersigned a Notary Public in and for said County the within named bargainor s

CARL M. PREGEL, SR. and wife PATRICIA G. PREGEL

with whom I am personally acquainted, and who acknowledged that t he y executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5th day of May A.D. Nineteen Hundred and Seventy Seven.

Mary Ann Ruth
Notary Public

My Commission expires:

4/21/80

STATE OF _____

COUNTY OF _____

Personally appeared before me the undersigned a Notary Public in and for said County the within named 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 office, this day of A.D. Nineteen Hundred and

Notary Public

My Commission expires:

E02260

IDENTIF. REFERENCE

MAY 5 11 45 AM '77

REGISTER
DAVIDSON, TENN.

MAY-5 CONV 11,000.00
MAY-5 S'TAX 5* 28.60
MAY-5 R'FEE 5* .50
MAY-5 MTGE 5* 4.00 + 33.10

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201