BOOK 5154 PAGE 213

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
	First Federal Savings and Loan	52-12-11
(NAME)	(NAME) Union at Fourth	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged,

we, Lawrence Verle Traxler and wife, Marva Lou Traxler

JUN-2F	CONV	31,950.00			
JUN-2F	S'TAX		B*	82.94	
JUN-2F	PR'FEE		B*	.50	
JUN-2F	W'DEED		B*	4.00	* 87.44

have bargained and sold, and by these presents do transfer and convey unto the said Barbara J. Rauschenberger

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

Being Lot No. 19 on the Plan of Marlin Meadows, Section III, as of record in Book 2133, page 26, Register's Office for said County, described as follows:

Beginning at a point on the westerly margin of River Pass, at the corner of Lots 18 and 19; thence with the margin of said Pass, northeasterly 121.45 feet to the beginning of a curve; thence with said curve, northerly 34.4 feet to a point on the southwesterly margin of Peeler Trail; thence with the margin of said Trail northwesterly 114.45 feet to the common corner of Lots 19 and 20; thence with the line between said lots, southwesterly 171.2 feet to a point in the line of Lot 18; thence with the line between Lots 18 and 19, southeasterly 166 feet to the beginning.

Being the same property conveyed to Lawrence Verle Traxler and wife, Marva Lou Traxler by deed from David Thomas Amos and wife, Phyllis Jean Amos of record in Book 4651, page 977, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements, restrictions, set-back lines of record, and taxes for the current year applicable to said property.

unimproved ( )
This is improved (X) property, known as 800 River Pass (House Number) (Street)
Madison, Tennessee 37115
(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 1st day of June, 1977.

Lawrence Verle Traxler — Marva Lou Traxler

Lawrence Verle Traxler

Marva Lou Traxler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5154 PAGE 214

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lawrence Verle Traxler and wife, Marva Lou Traxler

the 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 1st day of June, 19 77.

My commission expires 8-13-80 Notary Public Dorothy A. Wilson

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 $ 31,950.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Barbara J. Rauschenberger

Sworn to and subscribed before me this 1st day of June, 19 77.

My commission expires 8-13-80 Notary Public Dorothy A. Wilson

This instrument was prepared by:

Name | *This instrument prepared by* | Address

STEPHENSON, LACKEY AND WAITE
First Federal Building
Nashville, Tennessee 37219

E 06887

WARRANTY DEED

FROM

LAWRENCE VERLE TRAXLER AND WIFE, MARVA LOU TRAXLER

TO

BARBARA J. RAUSCHENBERGER

IDENTIF. REFERENCE

JUN 2 2 11 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
311 4th Avenue North
NASHVILLE, TENNESSEE 37219