This instrument was prepared by [illegible], Attorney at Law,
320 Gallatin Road, Madison, Tennessee 37115.

BOOK 5160 PAGE 759

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
A. GEORGE PITZER, JR. ET UX	~~Same~~ First Federal of Nashville	Map 26-16
(NAME:)	(NAME:)	
2400 Mansker Drive	4th and Union	Parcel 33 & 32
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	1OD 43950 1OD 44250
Madison, Tennessee 37115	Nashville, TN 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00) *DOLLARS*

cash in hand paid by the said grantees, hereinafter named and other good and valuable consideration, the receipt of which is hereby acknowledged,

SARA P. (PATTERSON) BUSCH, unmarried, hereinafter called the grantor, has ~~have~~ *bargained and sold, and by these presents* does *transfer and convey unto the said* A. GEORGE PITZER, JR. and wife, IRENE S. PITZER, herein 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:*

PARCEL #1:
Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Mansker Meadows, Section II, of record in Book 2663, pages 15 and 16, Register's Office for said County.

BEGINNING at a point in the southerly margin of Mansker Drive at the corner of Lots Nos. 56 and 57; thence with the line between said lots, southerly 175 feet to a point; thence southwesterly 127.7 feet to the east margin of Cumberland Hills Drive; as extended; thence with the margin of said Drive, as extended, and along the east margin of said Drive, northwesterly 205 feet to the beginning of a curve; thence around said curve, northeasterly 32.71 feet to the southerly margin of Mansker Drive; thence with the margin of the same, easterly 198.67 feet to the beginning.

Being the same property conveyed to David F. Busch, Jr. and wife, Sara P. Busch, by deed from E. Randall Phillips and wife, Louise T. Phillips, of record in Book 2809, page 611, said Register's Office; the said David F. Busch, Jr., having since died.

PARCEL #2:
Land in Davidson County, Tennessee, being Lot No. 58, Section III, on the Plan of Mansker Meadows, as of record in Book 2900, page 26, Register's Office for Davidson County, Tennessee.

SAID LOT No. 58, as shown on said plan, fronts 227 feet on the easterly side of Cumberland Hills Drive, and measures 236.95 feet on the southerly side; and 127.7 feet on the northerly line, to a line in the rear, on which it measures 273 feet.

(continued)

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transaction is $ [illegible]

Subscribed and sworn to before me, this the 10 day of June 19 77

My commission expires: August 13, 1980 (Affix Seal)

[illegible] Notary Public

STATE OF TENNESSEE

Being the same property conveyed to David Franklin Busch, Jr. and wife, Sara Patterson Busch, by deed from E. R. Phillips and Gladys Phillips, of record in Book 3880, page 714, said Register's Office; the said David Franklin Busch, Jr., having since died.

This conveyance is made subject to restrictive covenants of record in Book 2646, page 315; and in Book 2959, page 129; setback lines, easements and other such limitations as shown on the Plan of record in Book 2663, pages 15 and 16 and in Book 2900, page 26; said Register's Office.

unimproved ( )
This is improved (X) property, known as 2400 Mansker Drive (House Number) (Street) Madison, Tennessee (P. O. Address:) 37115 (City or Town)

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 I *do covenant with the said* grantees, their heirs and assigns *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as stated herein and 1977 taxes, which have been pro-rated and assumed by the said grantees.

And I *do further covenant and bind* myself, my *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.*

Witness my *hand this* 10 *day of* June, *19* 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Sara P. Busch
(Sara P. Busch)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sara P. Busch, unmarried

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 10 day of June, 19 77.

TERRY RAY MOORE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Terry Ray Moore, Notary Public.

Commission Expires August 13, 1980.

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

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

Witness my hand and official seal at , this day of , 19 .

, Notary Public.

Commission Expires .

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 .

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WARRANTY DEED

FROM

SARA P. BUSCH

TO

A. GEORGE PITZER, JR. ET UX

E 0 9 6 4 0

IDENTIFICATION REFERENCE

JUN 17 2 00 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Free & Clear.

Compliments of

Madison Title Company

320 Gallatin Road
MADISON, TENNESSEE 37115

Representing

Chicago Title Insurance Company
CHICAGO, ILLINOIS

JUN 17 77	CONV	46,500.00		
JUN 17 77 S'TAX			B* 120.90	
JUN 17 77 PR'FEE			B* .50	
JUN 17 77	W'DEED		B* 8.00	* 129.40