Instrument Prepared By:

BOOK 5162 PAGE 752

Kelley, Herbert & Crawford
Floor, L & C Tower
Nashville, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP, PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
128-14-124 mp	Mr/Mrs William T. Conte	Home Federal Savings & Loan Fourth & Union Nashville, TEnn.
FIELD BOOK NUMBER(S) 9D-6632	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
		PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

JUN22	CONV	43,500.00			
JUN22	S'TAX		B*	113.10	
JUN22	PR'FEE		B*	.50	
JUN22	W'DEED		B*	4.00	* 117.60

JAMES W. TRAGESER and wife, MARY C. TRAGESER

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WILLIAM T. CONTE and wife, KATHERINE S. CONTE

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 75 on the Plan of Harpeth Park, Section 3, as of record in Book 4175, page 14.

Said Lot No. 75 fronts 86.50 feet on the southerly side of Arbor Drive and 115.00 feet on the easterly side of Regency Drive, and measures 39.27 feet around the curve at the southeasterly corner of the intersection of Arbor Drive and Regency Drive; measures 111.50 feet along its southerly line and 140.00 feet on its easterly line.

Being the same property conveyed to James W. Trageser and wife, Mary C. Trageser, by deed from Andrew Ewing, Trustee, as of record in Book 4441, page 430.

This conveyance is made subject to restrictions in Book 4232, page 417.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except for 1977 taxes which have been prorated and assumed by Grantees

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 17 day of June, 1977.

James W. Trageser

Mary C. Trageser

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Robert E. Bainbridge, a Notary Public in and for the State and County aforesaid, personally appeared the within named James W. Trageser and wife, Mary C. Trageser

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, the 17th day of June, 1977.

Robert E. Bainbridge
Notary Public

My commission expires: May 18, 1981

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,500.00

William T. Conte
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF June, 1977

MY COMMISSION EXPIRES: 5-18-81 (AFFIX SEAL)

Robert E. Bainbridge
Notary Public

E 10608

IDENTIF. REFERENCE

JUN 22 3 09 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Closing Dept.
553,338-1

WARRANTY DEED

FROM

JAMES W. TRAGESER AND WIFE

TO

WILLIAM T. CONTE AND WIFE

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Floor, 3rd National Bank Bldg.
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____

_____
Notary Public