This instrument was prepared by James C. Lindsey, Attorney at Law,
320 Gallatin Road, Madison, Tennessee. 37115

BOOK 5167 PAGE 30

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Louis A. Lesemann et ux	Same	Map 84-16
(NAME) 3245 Knobview Drive	(NAME)	Parcel 181
(STREET ADDRESS OR ROUTE NUMBER) Donelson, Tennessee 37214	(STREET ADDRESS)	3D66718
(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,

We, WILLIAM M. PIRTLE, JR. and D. R. PIRTLE, as Co-Executors under the will of Ruth B. Pirtle, deceased, hereinafter called the grantors

have this day bargained and sold, and do hereby transfer and convey unto the said LOUIS A. LESEMANN and wife, ELIZABETH LESEMANN, herein called the grantees, their

~~XXXXXXXX~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Nob Hill, as of record in Book 2663, page 31, Register's Office for said County.

Said Lot No. 14 fronts 120 feet on the westerly side of Knobview Drive and runs back 233.8 feet on the northerly line and 211.9 feet on the southerly line to a dead line, measuring 143 feet thereon.

Being the same property conveyed to Ruth B. Pirtle, a widow, by deed from Horace E. Skinner and wife, Dorothy J. Skinner, of record in Book 5052, page 846; said Register's Office. The said Ruth B. Pirtle, having since died testate and by will of record in Will Book 120, page 497, Probate Court Clerk's Office for said County, directed and empowered William M. Pirtle, Jr. and D. R. Pirtle, as Executors under said will, to sell and convey said property.

This conveyance is made subject to restrictive covenants of record in Book 2698, page 468; setback lines, easements and other limitations as shown in Plan of record in Book 2663, page 31, and easements for sewers and/or drainage to Metro of record in Book 4337, page 637; and Book 4940, page 884; said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $42,500.00

Subscribed and sworn to before me, this the 24th day of June 1977

Affiant

My commission expires: 5-7-81 (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as 3245 Knobview Drive, Donelson, Tennessee 37214
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said grantees, their ~~XXXXXXXX~~ *heirs and assigns forever.* we *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their ~~XXXXXXXX~~ *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands *this* 24th *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.*

William M. Pirtle, Jr.
(William M. Pirtle, Jr.)
Co-Executor

D. R. Pirtle
(D. R. Pirtle)
Co-Executor

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* William M. Pirtle, Jr. and D. R. Pirtle, as Co-Executors under the will of Ruth B. Pirtle, deceased

the within named 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 Hermitage, Tennessee *this* 24th *day of* June, *19* 77.

Mrs. Edward B. Pleasants
Notary Public

Commission expires 5-7-81

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 .....

E 12585

WARRANTY DEED

FROM

William M. Pirtle, Jr. and D. R. Pirtle

TO

Louis A. Lesemann et ux

Mail: Elizabeth Lesemann
316 Wimpole
37211

IDENTIF. REFERENCE

Jul 5 1 00 PM '77

FELIX N. DYER, REGISTER
DAVIDSON COUNTY, TENN.

JUL-5-77	CONV	42,500.00		
JUL-5-77	S'TAX		B* 110.50	
JUL-5-77	PR'FEE		B* .50	
JUL-5-77	W'DEED		B* 4.00	* 115.00

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Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
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