WARRANTY DEED

BOOK 5189 PAGE 656

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August, 1977

Notary Public

MY COMMISSION EXPIRES: 1-19-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Marbut Glenn Gaston, Jr., Attorney, 4515 Harding Road, Suite 303, Nashville, 37205

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank E. Englert, Jr. (NAME)	Third National Bank (NAME)	116-3-87
119 Kenner Avenue (STREET ADDRESS OR ROUTE NUMBER)	c/o P. O. Box 2628 (STREET ADDRESS)	
Nashville, Tn. 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn. 32719 (CITY) (STATE) (ZIP)	7DA-09675

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MARY J. PETRONE HOLMES and husband, ROBERT E. HOLMES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANK W. ENGLERT, JR., and wife, MARGARET P. ENGLERT

HEREINAFTER 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:

BEING the northerly 50 feet of Lot No. 75 on the Plan of Kenner Manor Land Company's second subdivision of the Kenner Tract as of record in Book 421, page 100, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 75 fronts 50 feet along the westerly side of Kenner Avenue and extends back between parallel lines 200 feet to a dead line in the rear.

Being all the same property conveyed to Mary J. Petrone Holmes and husband Robert E. Holmes by deed from B. F. Moore and wife Gela S. Moore of record in Book 1882, page 305, Register's Office for Davidson County, Tennessee.

Subject to 1977 property taxes which have been prorated this date and the Grantees assume in full.

AUG 30 77	CONV	39,500.00			
AUG 30 77	S'TAX		B*	102.70	
AUG 30 77	PR'FEE		B*	.50	
AUG 30 77	W'DEED		B*	4.00	* 107.20

This is unimproved ( ) improved (XX) property, known as 119 Kenner Avenue (House Number) (Street) Nashville, Tn. 37205 (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 27th day of August, 19 77

Mary J. Petrone Holmes
MARY J. PETRONE HOLMES

Robert E. Holmes
ROBERT E. HOLMES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Marbut Glenn Gaston, Jr., a Notary Public in and for said County and State, the within named MARY J. PETRONE HOLMES and husband ROBERT E. HOLMES

the bargainors, 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 27th day of August, 19 77

Marbut Glenn Gaston, Notary Public

Commission Expires 1-19-81

MARBUT GLENN GASTON, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE STATE AT LARGE

STATE OF
County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared
and , with whom I am personally acquainted and who upon {his oath / their several oaths} acknowledged {himself / themselves} to be the
and respectively of the
the within named bargainor, a corporation, and that {he / they} 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 official seal at office at
on this the day of , 19

My commission expires Notary Public

Please return to:
Marbut Glenn Gaston, Jr.
4515 Harding Road Suite 303
Nashville, Tennessee 37205

E 23095

IDENTIFICATION REFERENCE

FILED
Aug 30 9 06 AM '77
DAVIDSON COUNTY, TENN.
REGISTER

WARRANTY DEED

FROM
MARY J. PETRONE HOLMES et vir.

ROBERT E. HOLMES

TO
FRANK W. ENGLERT, JR., et ux

MARGARET P. ENGLERT

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York