This instrument prepared by:
CHARLES G. CORNELIUS, Attorney
18th Floor, Third National Bank Bldg.
Nashville, TN 37219

BOOK 5203 PAGE 853

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Ronald E. Marquardt, et ux	Same	Map No. 160-4
(NAME) 5127 Pritchett Drive	(NAME)	Parcel No. 51
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37220	(STREET ADDRESS)	Field BK 6DU-38310
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ---TEN AND NO/100ths ----------
---------- *Dollars,*

cash in hand paid by Ronald E. Marquardt and wife, Betty Joe Marquardt, the receipt of which is hereby acknowledged, and other good and valuable consideration,

We, Warren C. Beem, Jr. and wife, Bernice F. Beem,

have this day bargained and sold, and do hereby transfer and convey unto the said Ronald E. Marquardt and wife, Betty Joe Marquardt, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in the 6th Civil District of Davidson County, Tennessee being Lot No. 1101 of Pritchett Drive on the Map of Brentwood Hall Subdivision, Section XI, as of record in Book 2331, page 134, said Register's Office, described as follows:

Said Lot No. 1101 fronts 82 feet on the easterly side of Pritchett Drive and runs back between lines 201.3 feet on the southerly line and 174.5 feet on the northerly line, to a dead line in the rear on which it measures 121.2 feet.

Being the same property conveyed to Warren C. Beem, Jr. and wife, Bernice F. Beem, by deed from Gerald E. Sheridan and wife, of record in Book 2691, page 375, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictive covenants of record in Book 2543, page 155, Register's Office for Davidson County, Tennessee, and the Plan of record in Book 2331, page 134, said Register's Office, which shows an 80 foot set-back line from Pritchett Drive, and a 10 foot easement for public utilities across the northerly and easterly sides of the lot.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $47,900.00

Subscribed and sworn to before me, this the 21st day of September, 1977.

Affiant

My commission expires: My Commission Expires MAY 1, 1979 (Affix Seal)

Notary Public

This is improved (X) property, known as 5127 Pritchett Drive, Nashville, TN (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 Ronald E. Marquardt and wife, Betty Joe Marquardt, their *(successors), 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,* except as afore stated.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Ronald E. Marquardt and wife, Betty Joe Marquardt, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand S this 21st *day of* September, 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*

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Carol Sturgeon *, a Notary Public in and for said County and State,* Warren C. Beem, Jr. and wife, Bernice F. Beem,

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 Nashville, Tennessee *this* 21st *day of* September, *19*77.

Carol Sturgeon
Notary Public,

My Commission Expires MAY 1, 1979

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.....

WARRANTY DEED

FROM

WARREN C. BEEM, JR., and wife,

BERNICE F. BEEM

TO

RONALD E. MARQUARDT and wife,

BETTY JOE MARQUARDT

E 28824

IDENTIF. REFERENCE

SEP 30 10 30 AM '77

FELIX Z. ZELLER, JR. REGISTER
DAVIDSON COUNTY, TENN.

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First Floor — First American Center

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NASHVILLE, TENNESSEE 37238

SEP 30 77	CONV	47,900.00			
SEP 30 77	S'TAX		B*	124.54	
SEP 30 77	PR'FEE		B*	.50	
SEP 30 77	W'DEED		B*	4.00	* 129.04

Mail to: Ronald E. Marquardt
3711 Bonnabel Cir.