This instrument was prepared by Milton W. Smith, Jr., Attorney at Law, 3815 Cleghorn Avenue, Nashville, TN 37215

# WARRANTY DEED

BOOK 5261 PAGE 348

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Thomas E. Guschke, Jr. (NAME) | Greer Mortgage Company (NAME) | 129-8 |
| 113 Taggart Avenue (STREET ADDRESS OR ROUTE NUMBER) | 2401 Hillsboro Road (STREET ADDRESS) | Parcel 113 |
| Nashville, TN 37205 (CITY) (P. O. ZONE) (STATE) | Nashville, TN 37212 (CITY) (ZONE) (STATE) | 7DZ-32550 |

*FOR AND IN CONSIDERATION of the sum of* TEN AND NO/100----------($10.00)---------- *Dollars,*

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

We, H. Dannehl Platt and wife, Leila Desiree M. Platt, hereinafter called the grantors, *have this day bargained and sold, and do hereby transfer and convey unto the said* Thomas E. Guschke, Jr. and wife, Mary Anne Guschke, 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. 19 of Block "E" on the 2nd Revised Plan of Highlands of Belle Meade No. 2, of record in Book 1130, pages 71 and 72, Register's Office for said County.

Said Lot No. 19 fronts 100 feet on the southerly side of Taggart Avenue and runs back between parallel lines 200 feet to a dead line, measuring 100 feet thereon.

Being the same property conveyed to H. Dannehl Platt and wife, Leila Desiree M. Platt by deed from Dollie W. Parker, a widow, of record in Book 4915, page 862, Register's Office for Davidson County, Tennessee.

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This conveyance is made subject to restrictive covenant of record in Book 1303, page 693; Book 1300, page 397; and Book 1361, page 210; said Register's Office; setback lines, easements and other such limitations as shown on the Plan of record in Book 1130, pages 71 and 72, said Register's Office.

DAVIDSON COUNTY, TENN. CLERK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 55,000.00

Subscribed and sworn to before me, this the 10th day of March, 1978

Affiant Thomas E. Guschke Jr.

My commission expires: Nov 26, 1979 (Affix Seal)

Notary Public Milton W. Smith, Jr.

This is (unimproved) ( X ) property, known as 113 Taggart Avenue, Nashville, TN 37205 (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 ~~XXXXXXX~~, *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 for 1978 taxes which have been prorated.

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 ~~XXXXXXX~~ *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* s *this* 10th *day of* March, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

H. Dannehl Platt (H. DANNEHL PLATT)

Leila D. Platt (LEILA DESIREE M. PLATT)

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* the undersigned, *a Notary Public in and for said County and State,* H. Dannehl Platt and wife, Leila Desiree M. Platt *the within named 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, *this* 10th *day of* March, *19*78.

*Commission expires* Nov 26 1979

Malenda Smith

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..... *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*.....

*Commission expires* .....

.....*Notary Public*

MAR 10 '78 CONV 55,000.00
MAR 10 '78 S'TAX B* 143.00
MAR 10 '78 PR'FEE B* .50
MAR 10 '78 W'DEED B* 4.00 * 147.50

**WARRANTY DEED**

FROM

H. Dannehl Platt et ux

TO

Thomas E. Guschke, Jr. et ux

E 54286

IDENTIF. REFERENCE

MAR 10 3 39 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.


Compliments of
**Madison Title Company**
Greenhills Office
Phone 298-2661 3815 Cleghorn Ave.
NASHVILLE, TENN. 37215
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS