Prepared by: Edward S. Kelly, Jr.
Attorney at Law
6202 Charlotte Avenue
Nashville, TN. 37209

BOOK 5264 PAGE 619

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Frederick G. Asmus et al	Same	Map 104-8
(NAME) 1222 17th Avenue South	(NAME)	Parcel 223
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN. 37212	(STREET ADDRESS)	22W 15955
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) *Dollars,*

cash and other good and valuable consideration, receipt of which is hereby acknowledged, I, Cecelia Asmus Bullard Evans, have this day bargained and sold, and do hereby transfer and convey unto the said Frederick G. Asmus, his heirs and assigns, an undivided one-fourth (1/4) interest in and to certain real estate in Davidson County, Tennessee, being described as follows, to wit:

~~have this day bargained and sold, and do hereby transfer and convey unto the said~~

~~(successors), heirs and assigns,~~

~~certain real estate in Davidson County, Tennessee, as follows:~~

Being the southerly 55 feet of the westerly part of lot No. 30 on the Plan of O.B. Hayes' Large Lots, called Rokeby, as of record in Book 21, page 87, Register's Office for said County, described as follows:

Beginning on the easterly margin of 17th Avenue, South, formerly Addison Street, on the dividing line between Lots Nos. 30 and 35 on said Plan, being the northwest corner of Lot No. 1 on the Plan of the subdivision of Lot No. 35, as of record in Book 161, page 86, said Register's Office; thence with the northerly line of said Lot No. 1, eastwardly 150 feet, more or less, to the westerly margin of a proposed alley; thence with said alley northwardly 55 feet to the southeast corner of the property conveyed to John W. Murphree by deed from J.M. Dykes and wife, of record in Book 888, page 788, said Register's Office; thence with said Murphree's southerly line, westwardly 150 feet, more or less, to the easterly margin of 17th Avenue, South; thence with said Avenue southwardly 55 feet to the beginning.

(continued on other side)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $7,500.00

Subscribed and sworn to before me, this the 21st day of March, 1978

Affiant Frederick G. Asmus

My commission expires 11-7-79 (Affix Seal)

Notary Public Edward S. Kelly, Jr.

This is improved ~~or unimproved~~ property, known as 1222 17th Avenue South, Nashville, TN. 37212 (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 Frederick G. Asmus, his *(successors), heirs and assigns forever.* I *covenant that* I am *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 of record.

I *further covenant and bind* myself my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Frederick G. Asmus, his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 21st *day of* March, 19 78 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Cecelia Asmus Bullard Evans

Cecelia Asmus Bullard Evans

BOOK 5264 PAGE 620

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Cecelia Asmus Bullard Evans

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 21st *day of* March, *19* 78

Edward A. Kelly Jr. *Notary Public*

Commission expires 11-7-79

EDWARD S. KELLY, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 .....

(con.t)

Being the same property conveyed to Josephine S. Asmus by deed from Walter H. Wright, of record in Book 672, page 742, said Register's Office. The said Josephine S. Asmus has since died intestate, leaving as her sole heirs her children, Dorothy Asmus Beasley, Catherine Asmus Civils, Cecelia M. Asmus, and Frederick G. Asmus. By deed of record in Book 1237, page 456, said Register's Office, Dorothy Asmus Beasley and Catherine Asmus Civils conveyed their entire interest in and to this property to Cecelia M. Asmus and Frederick G. Asmus. Cecelia M. Asmus is now known as Cecelia Asmus Bullard Evans.

MAR 22 78	CONV	*7,500.00			
MAR 22 78	S'TAX		B*	19.50	
MAR 22 78	PR'FEE		B*	.50	
MAR 22 78	W'DEED		B*	4.00	* 24.00

WARRANTY DEED

FROM Cecelia Asmus Bullard Evans

TO Frederick G. Asmus

E 5 5 7 6 2

IDENTIF. REFERENCE

MAR 22 8 41 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238