# WARRANTY DEED

BOOK 5285 PAGE 200

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Mrs. Ruth Ingram (NAME) | S A M E (NAME) | 148-5, 11 |
| 3756 Faulkner Drive (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tn. 37211 (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* FORTY EIGHT THOUSAND NINE HUNDRED ($48,900.00) *Dollars,*

of which $33,330.47 has been paid in cash by Ruth Ingram, the receipt of which is hereby acknowledged, and for the remainder, the said Ruth Ingram, agrees to pay the unpaid balance of $15,569.52 of an original indebtedness of $ 20,000.00 secured by a deed of trust of record in Book 4883, page 144, Register's Office for Davidson County, Tennessee, we, Adolph Seigmann, and wife, Lois M. Seigmann

*have this day bargained and sold, and do hereby transfer and convey unto the said* Ruth Ingram, her *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 85 on the Plan of Hillbrook, Section III, as of record in Book 3300, page 84, Register's Office for said County.

Beginning at a point in the northeasterly margin of Faulkner Drive at the corner of Lot 84 and 85; thence with the line between said lots, northeasterly 147.7 feet to a corner of lot No. 83; thence with the line between lots 83 and 85, easterly 85 feet to a corner of Lots Nos. 62; thence with the line between lot nos. 62 and 85, southerly 89.9 feet to a point; thence southwesterly 148 feet to the margin of Faulkner Drive; thence with the margin of the same, northwesterly 70 feet to the point of beginning.

Being the same property conveyed to Adolph Seigmann by deed from William & Lee, Inc., as of record in Book 3794, page 923, Register's Office for Davidson County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 48,900.00

Subscribed and sworn to before me, this the 19 day of April, 1978

Affiant

My commission expires: (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 3756 (House Number) Faulkner Drive (Street) Nashville, Tennessee 37211 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* Ruth Ingram her, *(successors), heirs and assigns forever.* we *covenant that* we *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* our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Ruth Ingram, her *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand this* 1st *day of* April, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Dr. Adolph Seigmann

Lois M. Seigmann

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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*Personally appeared before me,* Joe A. Sneed, *a Notary Public in and for said County and State,* Adolph Seigmann and wife, Lois M. Siegmann

*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, Tennessee. *this* 1st *day of* ~~April~~ May, *19*78.

Joe A. Sneed
*Notary Public*

*Commission expires* 10-1-79

JOE A. SNEED 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* ...

MAY 12 78 CONV 48,900.00
MAY 12 78 S'TAX B* 127.14
MAY 12 78 PR'FEE B* .50
MAY 12 78 W'DEED B* 4.00 * 131.64

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IDENTIF. REFERENCE

MAY 12 3 20 PM '78
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

**WARRANTY DEED**

FROM Adolph Seigmann

TO Ruth Ingram

Compliments of
**Guaranty Title**
Office of
**Chicago Title Insurance Company**
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Prepared by
John P. Forsythe
338 Seymour
Nashville, Tn.