This instrument prepared by:

Malcolm L. Mimms Jr.
Barksdale, Whalley, Gilbert & Frank
7th Floor, Third National Bank Building
Nashville, Tennessee 37219

BOOK 5467 PAGE 616

7617 07/19/79 • 79-01 03CK

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| James M. Wachtel, Jr., et ux | First Federal Savings & Loan Assoc'n | 118-9 191 |
| (NAME) | (NAME) | |
| 935 Woodmont Boulevard | 236 Fourth Avenue | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee 37204 | Nashville, Tennessee 37219 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* ----------------------------------------

TEN ($10.00) ---------------------------------------- *Dollars,*

Elizabeth Trousdale Erikson and husband, Walter A. Erikson

*have this day bargained and sold, and do hereby transfer and convey unto the said* James M. Wachtel,Jr.&wife, Pamela A. Wachtel

*the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 3 on the Map of Yearwood's Subdivision of record in Book 1424, page 48, Register's Office for Davidson County, Tennessee. Said lot fronts 70 feet on the southerly side of Woodmont Boulevard and runs back between lines 193.9 feet on the west line and 190.9 feet on the east line to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to Elizabeth B. Trousdale (now Erikson) by deed from Thomas C. Scott and George David Scott of record in Book 4690, page 600, Register's Office for Davidson County, Tennessee.

Walter A. Erikson joins in this conveyance to transfer any and all rights which he may have in said property as husband of Elizabeth Trousdale Erikson.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 61,500.00

Subscribed and sworn to before me, this the 17th day of July 1979.

James M. Wachtel Jr.
Affiant

My commission expires: Jan. 18, 1982 (Affix Seal)

[signature]
Notary Public

unimproved ( )
This is improved (X) property, known as 935 Woodmont Boulevard, Nashville, Tennessee 37204
(House Number) (Street) P.O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (XXXXXX) 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.*

*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 (XXXXXX), heirs and assigns, against the lawful claims of all persons.*

*Whenever 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* ........ *day of* ........ 19 79. XXX

Walter A. Erikson

Elizabeth Trousdale Erikson

BOOK 5457 PAGE 617

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Glenda R. Smith, *a Notary Public in and for said County and State,* Elizabeth Trousdale Erikson and Walter A. Erikson

*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* 10th *day of* July, *1979.*

Glenda R. Smith *Notary Public*

*Commission expires* Jan 26, 1980

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*.....

F-40925

T
IDENTIF. REFERENCE

JUL 19 10 46 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

**WARRANTY DEED**

FROM
Elizabeth Trousdale Erikson &
Walter A. Erikson
TO
James M. Wachtel, Jr. &
Pamela A. Wachtel

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

**Chicago Title Insurance Company**
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

FILE PIONEER TITLE CO.

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

BOOK 5457 PAGE 618

RECEIVED OF _____

FOR _____

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MS - MISCELLANEOUS |
| MO - MORTGAGE | MR - RELEASE | ST - STATE TAX CONVEY. |
| WD - WARRANTY DEED | UC - UNIFORM COMMERCIAL CODE | ST - STATE TAX MORT. |
| TD - TRUST & DEED | | PF - PROBATE FEES |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

61500.00- CO
159.90 CO TX
.50 PRFEE
6.00 WDEED
CHECK 166.40-
7517A07/19/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-40925

IDENTIF. REFERENCE T

JUL 19 10 46 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 698217