~~FILE BOX 4~~

80-1-9

FORM NO. WD-1

BOOK 5554 PAGE 641

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,000.00

Daniel L. Wetzel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JANUARY, 1980.

Peter Weiss
Notary Public

MY COMMISSION EXPIRES: 6/7/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTORNEYS, 1208 FIDELITY FEDERAL BUILDING, NASHVILLE, TN. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DANIEL L. WETZEL ETUX (NAME)	"OWNER" (NAME)	105-14-36
ROUTE NO. 1 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	22W-5490
Arrington, TENNESSEE 37014 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOHN M. HAHN, JR., an unmarried person,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DANIEL L. WETZEL AND WIFE, GAIL C. WETZEL,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being part of lot no. 95 on the Plan of Waverly Land Company's Property, called "Waverly Place", as of record in Book 57, page 95, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 95 fronts 75 feet on the southerly side of Glenn Avenue and runs back between lines, 200 feet to an alley measuring 107 feet thereon, according to a survey dated august 27, 1937, made by Z. J. Wilkinson, Surveyor.

BEING the same property conveyed to John M. Hahn Jr., by deed from John M. Hahn and Associates, Inc., of record in Book 5243, page 846, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee (s) herein.

This is unimproved ( ) improved (X) property, known as 831 GLEN AVENUE (House Number) (Street) NASHVILLE, TENNESSEE (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 MY hand this 14th day of JANUARY, 19 80

JOHN M. HAHN, JR. John M. Hahn Jr.

STATE OF TENNESSEE
Davidson County

BOOK 5554 PAGE 642

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JOHN M. HAHN JR.

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 14th day of JANUARY 19 80.

Commission expires 6/7/83

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

JOHN M. HAHN JR.

TO

DANIEL L. WETZEL AND WIFE,

GAIL C. WETZEL

F 7 2 0 2 5

RUSH

IDENTIF. REFERENCE

JAN 14 12 29 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

7047 01/14 32.50- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5554 PAGE 643

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			10000.00- CO	
			26.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	32.50-
7047A01/14/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 72025

IDENTIF. REFERENCE

JAN 14 12 29 PM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 736574