5605 LOANS BEGIN - BOOK

WARRANTY DEED

BOOK 5615 PAGE 659

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,394.28

x Gretta C Geerdes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF June 19 80

Notary Public

MY COMMISSION EXPIRES: 10-17-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GRETTA CHARLENE GEERDES (NAME)	LOMAS & NETTLETON COMPANY (NAME)	LW 2705
304 30TH STREET (STREET ADDRESS OR ROUTE NUMBER)	3200 PACIFIC AVENUE (STREET ADDRESS)	MAP 53-12
OLD HICKORY, TN. 37138 (CITY) (STATE) (P. O. ZIP)	VIRGINIA BEACH, VIRGINIA 23451 (CITY) (STATE) (ZIP)	PAR.154

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, CLAUDE MICHAEL FRITH AND WIFE, NANCY G. FRITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GRETTA CHARLENE GEERDES, UNMARRIED

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 LOT NO. 2 ON THE PLAN OF RAMSEY-ELIZER RE-SUBDIVISION OF DABBS & ELLIOTT SUBDIVISION, SECTION 18, OF RECORD IN BOOK 2083, PAGE 5, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 2 FRONTS 75 FEET ON THE SOUTHEASTERLY SIDE OF 30TH STREET, AND RUNS BACK BETWEEN PARALLEL LINES 149 FEET TO A DEAD LINE IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO CLAUDE MICHAEL FRITH AND WIFE, NANCY G. FRITH BY DEED FROM DON W. SUTER AND WIFE, CAROLYN B. SUTER, AS OF RECORD IN BOOK 5356, PAGE 954, SAID REGISTER'S OFFICE.

THE GRANTEES HEREIN ASSUME AND PROMISE TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN BOOK 5356, PAGE 956 , SAID REGISTER'S OFFICE.

THE ESCROW ACCOUNT AS IT RELATES TO THIS PROPERTY IS HEREBY TRANSFERRED TO THE GRANTEES, AS IS THE HAZARD INSURANCE.

unimproved ( )
This is improved (X) property, known as 304 30TH STREET, OLD HICKORY, TENNESSEE 37138
(House Number) (Street) (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 OUR hand S this 19th day of JUNE, 19 80

x Claude Michael Frith
CLAUDE MICHAEL FRITH
by Janice Crosby
attorney in fact

x Nancy G. Frith
NANCY G. FRITH
by Janice Crosby
attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

6615 PAGE 660

ON THIS 16th DAY OF JUNE, 1980, BEFORE ME PERSONALLY APPEARED , TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT IN BEHALF OF CLAUDE MICHAEL FRITH, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS THE FREE ACT AND DEED OF SAID CLAUDE MICHAEL FRITH.

SWORN TO AND SUBSCRIBED BEFORE ME, A NOTARY PUBLIC, THIS THE 16th DAY OF JUNE, 1980.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-11-82

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

ON THIS 16th DAY OF JUNE, 1980, BEFORE ME PERSONALLY APPEARED , TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT IN BEHALF OF NANCY G. FRITH, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS THE FREE ACT AND DEED OF SAID NANCY G. FRITH.

SWORN TO AND SUBSCRIBED BEFORE ME, A NOTARY PUBLIC, THIS THE 16th DAY OF JUNE, 1980.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-17-82

F 9 4 5 3 0

IDENTIF. REFERENCE

Jun 23 9 09 AM '80

FELIX Z. ZRUBECKY, Sub. to REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

CLAUDE MICHAEL FRITH ET UX

TO

GRETTA CHARLENE GEERDES

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. — Livery of Seizin

Compliments of

Title Associates, Inc.

REPRESENTING

U-LIFE TITLE INSURANCE
Company of New York

MAIL TO:

William G. Traber
P. O. Box 140205
Nashville, Tenn. 37214

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5615 PAGE 661

FOR _____

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
			35394.26- CO	
			92.04 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 98.54-	
5605A06/23/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 9 4 5 3 0

T

IDENTIF. REFERENCE

JUN 23 9 09 AM '80

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

No. 764035