THIS INSTRUMENT WAS PREPARED FROM
INFORMATION FURNISHED BY THE PARTIES
BY JOSEPH B. PITT, JR.
FIRST AMERICAN CENTER
NASHVILLE, TN. 37238

BOOK 6574 PAGE 695

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Thomas A. Ankenbauer | Fidelity Federal S&L Assn. | 17-68 |
| (NAME) | (NAME) | |
| 1629 Union Hill Road | Box 2588 | 10D-3200 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Goodlettsville,Tn. 37072 | Nashville, Tenn. 37201 | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* Ten and no/100----------
----------($10.00)----------*Dollars,*
cash in hand paid by Thomas A. Ankenbauer, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Thomas A. Ankenbauer has assumed and agree to pay the unpaid balance of an original indebtedness of $21,600.00, secured by deed of trust of record in Book 5244, page 315, Register's Office for Davidson County, Tennessee.

We, Bobby Ray Ankenbauer and wife, Evelyn Louise Ankenbauer

*have this day bargained and sold, and do hereby transfer and convey unto the said* Thomas A. Ankenbauer

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

Land in the 10th, formerly the 22nd Civil District of Davidson County, Tennessee, described according to a survey made by John M. Sullivan, County Surveyor, November, 1946, as follows:

Beginning on the southerly margin of Union Hill Road at a stake at old stump in the easterly line of the Roy Talley tract; thence with the southerly margin of said road, south 86 3/4 deg. east 160 feet; thence south 4 deg. west 802 feet to the northerly line of the Ike Cuffman tract; thence with said line, north 82 3/4 deg. west 160.4 feet to a stake at old stump in the easterly line of said Talley tract; thence with said line, north 4 deg. east 791 feet to the beginning, containing 2.92 acres.

Being the same property conveyed to Bobby Ray Ankenbauer and wife, Evelyn Louise Ankenbauer, by deed from Larry E. Kirby and wife, Janice A. Kirby, as of record in Book 4979, page 393, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 19,557.38

Subscribed and sworn to before me, this the 4th day of June 19 85

Affiant

My commission expires: 10-20-85
(Affix Seal)

Notary Public

This is improved (x) unimproved ( ) property, known as 1629 Union Hill Road Goodlettsville, Tn.
(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* Thomas A. Ankenbauer

his *(successors),*
*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* Thomas A. Ankenbauer

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

*Witness* our hands this 4th day of June, 19 85 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Bobby Ray Ankenbauer
Bobby Ray Ankenbauer

Evelyn Louise Ankenbauer
Evelyn Louise Ankenbauer

CHECK

06/05 52.26

5339

BOOK 6574 PAGE 696

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* the undersigned, *a Notary Public in and for said County and State,* Bobby Ray Ankenbauer and wife, Evelyn Louise Ankenbauer

*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* 4th *day of* June, *19*85.

Mary W Ankenbauer
*Notary Public*

*Commission expires* 10-20-85

ANKENBAUER NOTARY PUBLIC DAVIDSON COUNTY

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* .....

J10501

JUN 5 3 43 PM '85
DAVIDSON COUNTY, TN
REGISTER'S OFFICE

IDENTIFICATION REFERENCE

**WARRANTY DEED**

FROM
Bobby Ray Ankenbauer, et ux.
TO
Thomas A. Ankenbauer

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

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____ BOOK 6574 PAGE 697

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 17557.38- CAMT. | |
| | | | 46.76 CSTAX. | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 52.26- |
| | | | 6039A06/05/85 BAL | .00 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

J.I.0501

IDENTIF. REFERENCE

JUN 5 3 43 PM '85

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

**No.** 141544