BOOK 6913 PAGE 693

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00

Ralph E. Sonntag
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June 19 86

Notary Public

MY COMMISSION EXPIRES: 1-10-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY FILE BOX 49
STEVEN G. WATERS — 2019 RICHARD JONES ROAD, SUITE 204 — NASHVILLE, TN 37215

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph E. Sonntag (NAME)	Mortgage Trust Company (NAME)	
4010 Iroquois Avenue (STREET ADDRESS OR ROUTE NUMBER)	2401 Hillsboro Road, Suite 100 (STREET ADDRESS)	7DA-34005
Nashville, TN. 37205 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	130-7-73

FOR AND 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, Jane T. Wohlbold, A Widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ralph E. Sonntag and wife, Laura K. Sonntag

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 Lots 221 and 222 on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract as of record in Book 421, pages 102 and 103, Register's Office for said County and being shown as an unnumbered tract on the northerly side of Iroquois Place on the map of a re-subdivision of part of Royal Oaks, as of record in Book 1424, page 31, Register's Office for said county, and described as follows:

Beginning at a point in the northerly margin of Iroquois Place, 375 feet east of the east margin of Lynwood Boulevard; thence northerly 145 feet to a point, being a corner of the tract conveyed to Frances Orr Vance by deed of record in Book 1905, page 604, said Register's Office; thence along said Vance's easterly line, north 6 deg. 40' East 130 feet, more or less, to a point; thence easterly 115 feet, more or less, to a point at the northwest corner of the property conveyed to Maurice J. Karr and wife, by deed of record in Book 1875, page 3, said Register's Office; thence along Karr's west line, south 1 deg. West 272.33 feet, more or less to the north margin of Iroquois Place; thence with the margin of same westerly 140.1 feet to the beginning.

Being the same property conveyed to Edward T. Wohlbold and wife, James T. Wohlbold by deed from John W. Myers and wife, Mary K. Myers of record in Book 2282, page 295, Register's Office, Davidson County, Tennessee. The said Edward T. Wohlbold has since died.

This conveyance is subject to any and all existing easements of record.

Subject to restrictions of record in Book 2496, page 355, Book 2496, page 359, Book 2496, page 369, Book 2496, page 363, Book 2496, page 371, said Register's Office.

This is unimproved ( ) improved ( ) property, known as _____ (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 my hand this 26th day of June, 19 86

Jane T. Wohlbold
Jane T. Wohlbold

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ DAVIDSON

Personally appeared before me, the Undersigned, a Notary Public in and for said County and State, the within named Jane T. Wohlbold, A Widow

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of June, 19 86

Commission expires 1-10-89

Notary Public

STATE OF TENNESSEE
COUNTY OF

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, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute 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

Jane T. Wohlbold, A Widow

TO

Ralph E. Sonntag and wife, Laura K. Sonntag

RETURN TO:

STEVEN G. WATERS
Attorney at Law
2019 Richard Jones Road
Suite 204
Nashville, TN 37215

19157

IDENTIFICATION REFERENCE

JUL 10 3 23 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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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

1700.00- CASH
476.00 STAT
.50 REF
6.00 MDF
CHECK 482.50-
5060AC07/10/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19157

IDENTIFICATION REFERENCE

JUL 10 3 23 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 269071