#5438 File Box 38

WARRANTY DEED PLEASE DO NOT PUBLISH

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., Suite 221
Nashville, TN 37215
NO MORTGAGEE

BOOK 7098 PAGE 488

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
FRANCES M. HINRICHS (NAME)	NEW OWNER (NAME)	Map 104-4
Glencourt, Unit 120 615 Belle Meade Blvd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 119
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Field Book 10W6085

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, ALINE LILLARD PFERSDORF and husband, MANLEY A. PFERSDORF

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANCES M. HINRICHS, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 10 on the Plan of Criddle & Scruggs' Subdivision of Lot No. 7 in O.B. Hayes Rokeby Addition, as of record in Plat Book 57, page 62, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Nina L. Thompson by deed from Nathan Ginsberg and wife, Tauba Ginsberg of record in Book 1284, page 490, said Register's Office.

Nina L. Thompson and husband, John F. Thompson have since conveyed a life estate in said property to Mildred T. Lillard, which is to take effect upon the death of John F. Thompson, with the remainder to Aline Lillard Sitton by deed of record in Book 1558, page 573, said Register 's Office. Said Aline Lillard Sitton being one and the same as Aline Lillard Pfersdorf. The said John F. Thompson and Mildred T. Lillard, having since died.

Manley A. Pfersdorf, spouse of Aline Lillard Pfersdorf, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Aline Lillard Pfersdorf.

This conveyance is subject to: (1) All matters appearing on the Plan of record in Plat Book 57, page 62, said Register's Office.

8079.7

IDENTIFICATION REFERENCE

JAN 7 8 21 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 1017 17th Avenue South, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 15th day of December, 1986

× Aline Lillard Pfersdorf
ALINE LILLARD PFERSDORF

× Manley A. Pfersdorf
MANLEY A. PFERSDORF

STATE OF ~~TENNESSEE~~ Illinois
COUNTY OF DuPage

BOOK 7098 PAGE 489

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ALINE LILLARD PFERSDORF and husband, MANLEY A. PFERSDORF

the bargainor S, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hinsdale IL, this 15th day of December, 1986.

My commission expires 11-13-88 Notary Public Linda Galvin

OFFICIAL SEAL
LINDA GALVIN
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 11/13/88

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____ this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Frances M. Hinrichs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December, 1986.

MY COMMISSION EXPIRES 1/10/89 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM ALINE LILLARD PFERSDORF

TO FRANCES M. HINRICHS

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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

RECEIVED OF _____

FOR _____

BOOK 7098 PAGE 490

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

1 8,000.00 CONT.
308.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 314.50-
[illegible] BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8079.7

IDENTIFICATION REFERENCE

JAN 7 8 21 AM '97

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No31511