Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this the 9 day of June, 1997.

Adrian H. Watts

Adrian H. Watts

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Adrian H. Watts, the within name 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 the 9th day of June, 1997.

My Commission Expires:

1-24-98

Elaine P Grissom

Notary Public

quitcREN
sonyren97

BOX 28

BOOK 10489 PG 27

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, TN 37219-1611

State of Tennessee)
County of DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $ 35,000

Affiant

This instrument prepared by:
William L. Rosenberg, Attorney
344 Fourth Avenue North
Nashville, TN 37219-1611

Subscribed and sworn to before me, this 10th day of JUNE, 1997

Notary Public

My commission expires: July 24, 1999

9706083

Name & Address of Property Owner	Send Tax Bills to:	Map and Parcel No:
Dale E. Nergenah 919 Battlefield Dr. Nashville, TN 37204	Same	118-1-137

1846 06/11 0101 03CHECK 141.46

WARRANTY DEED

For and in consideration of the sum of $10.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we

Tom H. Yeargan and Anthony W. Schumann

hereinafter called the **GRANTORS,** have bargained and sold, and by these presents do transfer and convey unto

Dale E. Nergenah

hereinafter called the **GRANTEE,** his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 149 on the Plan of Montrose Place, as of record in Book 57, page 93, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 149 fronts 50 feet on the south side of Montrose Ave., and runs back 141.5 feet on the easterly line and 149.2 feet on the westerly line, to an alley, measuring 50.7 feet thereon.
>
> Being the same property conveyed to Tom H. Yeargan and Anthony W. Schumann by deed from Chan McCullough of record in Book 10344, page 3, Register's Office for Davidson County, Tennessee.

This property is not the usual place of residence of either of the Grantors.

unimproved ( )
This is improved (X) property, known as 913 Montrose Avenue, Nashville, TN 37204.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever. We do covenant with said GRANTEE 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 set out herein. We do further covenant and bind

ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 10th day of JUNE, 19 97.

Tom H. Yeargan

Anthony W. Schumann

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, William L. ROSENBERG Notary Public, Tom H. Yeargan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of JUNE, 1997.

Notary Public

My commission expires: July 24, 1999

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, William L. ROSENBERG, Notary Public, Anthony W. Schumann, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of JUNE, 1997.

Notary Public

My commission expires: July 24, 1999

97 JUN 11 AM 11:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

03148 26
IDENTIF. ↑ REFERENCE