A 67900

BOOK 4396 PAGE 202

Address New Owner & Send
Tax Bills:
Leland M. Caulder
2313 Castleman Drive
Nashville, Tenn. 37215

T
IDENTIF. REFERENCE

FEB 5 3 10 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Mch 131-1
Par. 84

THIS DEED, made and entered into this 10th day of January, 1970, by and between FIRST LUTHERAN CHURCH OF NASHVILLE, a corporation, hereinafter known as the Party of the First Part, and LELAND M. CAULDER and wife, MARY S. CAULDER, hereinafter known as the Parties of the Second Part.

WITNESSETH

That for and in consideration of the sum of Twenty-four Thousand Dollars ($24,000) cash in hand paid, the receipt of which is hereby acknowledged, the Party of the First Part has this day bargained and sold and by these presents does hereby grant, transfer and convey unto the Parties of the Second Part, their heirs and assigns, with covenants of general warranty of title, the following-described property located in the County of Davidson, State of Tennessee, to-wit:

> BEING Lot 12, on the Plan of Russwood Heights, of record in the Register's office for Davidson County, Tennessee, in Book 2133 at pages 12 and 13. Said lot fronts 155 feet on the southerly side of Castleman Drive and runs back 317 feet on the westerly line and 285.7 feet on the easterly line to a dead line, which is a broken line on which it measures 111 feet; and being the same property conveyed to the Party of the First Part by deed from Louis L. Waller and wife, Ida W. Waller, dated April 9, 1959, of record in the said Register's office in Book 2884 at page 327, to all of which reference is hereby expressly made.

TO HAVE AND TO HOLD unto the Parties of the Second Part, their heirs and assigns, in fee simple forever.

The Party of the First Part covenants with the Parties of the Second Part, their heirs and assigns, that it is lawfully seized and possessed of said property; that it has a good and lawful right to convey the same as

This Instrument was prepared by
Sanders & Wilson, Attorneys
321 E. Center St., Kingsport, Tenn.

herein conveyed; that the said property is free, clear and unencumbered; and that it will forever warrant and defend the title to said property against the good and lawful claims of all persons whosoever.

This conveyance is expressly made subject to any and all restrictions, reservations and conditions contained in former deeds to said property.

WITNESS the signature of First Lutheran Church of Nashville, by its Vice President and attested by its Secretary, its corporate seal hereunto affixed, this date and day first above written.

FIRST LUTHERAN CHURCH OF NASHVILLE

By Thomas E. Hagen
VICE- President

ATTEST:

Kirk M Anderson
Secretary

FEB-5 CONV 24,000.00
FEB-5 S'TAX A* 62.40
FEB-5 PRFEE W'DEED A* 6.00 * 68.90
Probate Fee .50¢

STATE OF TENNESSEE :
: ss
COUNTY OF Davidson :

Personally appeared before me, C. Richard Felts, a Notary Public in and for the aforesaid state and county, Thomas W. Hagan, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Vice President of First Lutheran Church of Nashville, the within named bargainor, a corporation, and that he as such Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Vice President.

WITNESS my hand and official seal this 3rd. day of February, 1970.

C. Richard Felts
Notary Public

My Commission expires:

My Commission Expires FEB. 16, 1971

CONT'D NEXT PAGE

CONT'D NEXT PAGE

STATE OF TENNESSEE:

:

COUNTY OF SULLIVAN:

I hereby swear or affirm that the actual consideration of this transfer or value of the property herein transferred whichever is greater, is $24,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Thomas W. Hagan, Vice President
Affiant

SWORN TO AND SUBSCRIBED before me, this 3rd day of February, 1969.

C. Richard Fitts
Notary Public

My Commission Expires:

My Commission Expires FEB. 16, 1971