WARRANTY DEED

BOOK 4425 PAGE 105

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
(NAME)	First Federal Savings (NAME)	Map 115-5
(STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	Pcl. 40
(CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and received and other good and valuable considerations, including ~~XXXX~~ agreement by the hereinafter named grantees to assume and pay the balance now owing upon one promissory note dated July 20, 1967, in original principal amount of $21,000.00, and made payable to First Federal Savings and Loan Association of Nashville, which note is secured by a lien on the property herein conveyed and is more fully described in the Deed of Trust from Robert M. Nideffer and wife to Louis R. Linx, Trustee, of record in Book 4154, page 886, Register's Office for Davidson County, Tennessee; we,

ROBERT M. NIDEFFER and wife, LILLY D. NIDEFFER,

have this day bargained and sold, and do hereby transfer and convey unto the said grantees,

HELLMUTH F. W. RODEN and wife, URSULA RODEN,

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

Land in Davidson County, Tennessee, being Lot No. 144 on the Plan of West Meade Hills, Section Five, as of record in Book 3300, page 98, Register's Office for said County.

Said Lot No. 144 fronts 108 feet on the northwesterly side of Pennywell Drive and extends back 515.05 feet on the southwesterly line and 286.95 feet on the northeasterly line, to a dead line in the rear on which it measures 300.33 feet.

Being the same property conveyed to Robert M. Nideffer and wife, Lilly D. Nideffer, by deed from L. M. Gardner and wife, as of record in Book 4154, page 885, said Register's Office.

Lilly D. Nideffer is one and the same person as Elvira Lilly Dauenhauer Adams Nideffer, who by instrument of record in Book 4422, page 299, re-recorded in Book 4422, page 576, said Register's Office, gave full power of attorney to Robert Morse Nideffer to convey in her name the above described property.

This conveyance is subject to recorded restrictions, easements and set-back lines applicable to said property and to taxes for 1970.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $33,200.00

Subscribed and sworn to before me, this the 16th day of June 1970

Affiant

My commission expires: 2/3/74 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 6853 Pennywell Drive, Nashville, Tennessee (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 Hellmuth F. W. Roden and wife, Ursula Roden, their (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, except as hereinbefore stated.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Hellmuth F. W. Roden and wife, Ursula Roden, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 16th day of June, 1970, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Robert M. Nideffer

Lilly D. Nideffer by Robert Morse Nideffer, attorney-in-fact

This instrument prepared by
STEPHENSON, LACKEY, HOLMAN & ARCHER
First Federal Building
Nashville, Tennessee 37219

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, John J. Archer, *a Notary Public in and for said County and State,* Robert M. Nideffer

the within named 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* 16th *day of* June, *19* 70.

John J. Archer
Notary Public

JOHN J. ARCHER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires 2/3/74

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* .....

JUN 17 CONV 33,200.00
JUN 17 S TAX A* 86.32
JUN 17 PR FEE A* .50
JUN 17 WDEED A* 3.00 * 89.82

Witness my hand and seal at office in ..... *this* ..... *day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this 16th day of June, 1970, before me personally appeared Robert Morse Nideffer, to me known to be the person who executed the foregoing instrument in behalf of Lilly D. Nideffer (Elvira Lilly Dauenhauer Adams Nideffer) and acknowledged that he executed the same as the free act and deed of said Lilly D. Nideffer (Elvira Lilly Dauenhauer Adams Nideffer).

John J. Archer
Notary Public

My Commission Expires:

2/3/74

JOHN J. ARCHER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
ROBERT M. NIDEFFER, et ux

TO
HELLMUTH F. W. RODEN, et ux

A 80957

IDENTIF. REFERENCE

JUN 17 2 38 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Mail to John J. Archer. 236 4th Ave. No. Nashville 37219