WARRANTY DEED

BOOK 4452 PAGE 975

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kirk Waite	Same	Map 42-13
(NAME:)	(NAME:)	
704 Vanoke Drive		Par. 32
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115		11 D-10780
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten ($10.00) ---------- *DOLLARS*

cash in hand paid, the receipt of which is hereby acknowledged

Franklin J. Rohr and wife, Dorothy J. Rohr *have bargained and sold, and by these presents do transfer and convey unto the said* Kirk Waite and wife, Sue I. Waite, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 45 on the Plan of Hedgewood Hills, Section I, as of record in Book 2900, page 135.

Said Lot fronts 171 feet on the northerly side of Vanoke Drive and extends back 248.5 feet on the easterly line, and 214 feet on the westerly line to a broken line in the rear and measures 190.10 feet thereon.

Being the same property conveyed to Franklin J. Rohr and wife, Dorothy J. Rohr by deed from James D. Anderson and wife, Gloria Anderson, as of record in Book 4220, page 287, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 3180, page 51.

This is improved (X) unimproved ( ) property, known as 704 Vanoke Drive (House Number) (Street) Madison (P. O. Address:) Tennessee (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Kirk Waite and wife, Sue I. Waite, their *heirs and assigns, forever.*

And we *do covenant with the said* Kirk Waite and wife, Sue I. Waite, *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,* except as shown above and 1970 taxes which are prorated.

And we do *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Kirk Waite and wife, Sue I. Waite, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* hands *this* 9th *day of* October, *19* 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Franklin J. Rohr

Dorothy J. Rohr

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STATE OF ~~TENNESSEE~~ Delaware
COUNTY OF ~~DAVIDSON~~ New Castle

Personally appeared before me, ~~Beatrice Leon~~, a Notary Public in and for said County and State, ~~Franklin J. Rohr and wife, Dorothy G. Rohr~~

Franklin J. Rohr and wife, Dorothy G. Rohr

the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville~~ Newark, Delaware this 9th day of October, 19 70.

~~Beatrice Leon~~ Notary Public

Commission expires 12-2-70

NOTARY PUBLIC APPOINTED IN NEW CASTLE COUNTY, DELAWARE DEC. 2, 1968 TERM EXPIRES

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.....

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

OCT 19 CONV 37,500.00
OCT 19 TAX A* 97.50
OCT 19 FEE A* .50
OCT 19 DEED A* 3.00 * 101.00

.....Notary Public

Commission expires.....

I hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater is $ 37,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this 16 day of Oct., 1970.

John D. Holland II
Notary Public
My Commission Expires: 23 Sept 74

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

A 93426

IDENTIF. REFERENCE

OCT 19 7 59 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Please return to: Security Federal Savings & Loan Ass'n.
2700 Franklin Road
Nashville, Tennessee 37204

WARRANTY DEED

FROM

FRANKLIN J. ROHR, et ux

TO

KIRK WAITE, et ux

THIS INSTRUMENT PREPARED BY
HOWELL AND FISHER, ATTORNEYS
401 COURT SQUARE BUILDING
NASHVILLE, TENNESSEE

BY: ATTORNEY

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE