WARRANTY DEED BOOK 1454 PAGE 298

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Arthur Muller (NAME)	Commerce Union Bank ~~Arthur Muller~~ Mortgage Division	Map 120-2
1317 Venus Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 60387 (STREET ADDRESS)	Par 103
Nashville, Tennessee 37217 (CITY) (P.O. ZONE) (STATE)	Nashville, Tennessee 37206 (CITY) (ZONE) (STATE)	wp

For and in Consideration of the sum of FIVE HUNDRED AND NO/100 ($500.00)------
---
DOLLARS
cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption in full of a debt secured by a Deed of Trust of record in book 4115, page 670, Register's Office for Davidson County, Tennessee, in the original principal amount of Eight Thousand One Hundred Fifty and No/100 ($8,150.00) Dollars, with a present balance due and owing of Seven Thousand Eight Hundred One and 30/100 ($7,801.30) Dollars, which Grantee agrees to pay in full in accordance with the terms set forth therein,

OCT22P	CONV	*8,300.00			
OCT22PS'TAX			A*	21.58	
OCT22PPR'FEE			A*	.50	
OCT22P	W'DEED		A*	4.50	* 26.58

We, FRED C. TIDWELL and wife, BETTY A. TIDWELL,

have bargained and sold, and by these presents do transfer and convey unto the said ARTHUR MULLER, his

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being lot No. 41 on the Plan of Stardust Acres Subdivision, of record in book 1424, page 92, Register's Office for said County.

Said lot No. 41 fronts 60.0 feet on the southerly margin of Venus Drive, and runs back between parallel lines 170 feet to a dead line, on which it measures 60 feet.

Being the same property conveyed to Fred C. Tidwell and wife, Betty A. Tidwell, by deed from Robert T. Presley and wife, of record in book 4115, page 668, said Register's Office.

This conveyance is made subject to covenants and restrictions, but omitting any such covenant or restriction based on race, color, religion or national origin of record in book 1682, page 1, Register's Office for Davidson County, Tennessee; owner's certificate, 10-foot easement along the rear of the lot for utilities, a 60-foot setback line from Venus Drive, as shown on plan of record in book 1424, page 92, Register's Office for Davidson County, Tennessee.

This instrument prepared by:
Edwards, Schulman, McCarley,
Hollins & Pride
900 American Trust Building
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $8,300.00

Affiant

Subscribed and sworn to before me, this the 22nd day of October 19 70

My commission expires

Notary Public

For and in consideration of Ten and No/100 ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated March 27, 1967, and filed for record March 29, 1967, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 116, page 144, and note of even date thereby secured, in the original principal amount of $8,150.00 payable to Commerce Union Bank, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price.

The grantee further agrees to assume the obligations of the original borrower, Fred C. Tidwell and wife, Betty A. Tidwell, for any amount paid by the Veterans Administration for the borrower under the terms of the instruments creating the loan.

A 94036

IDENTIF. REFERENCE

OCT 22 3 04 PM '70

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

This is (unimproved ( ) improved (X)) property, known as 1317 (House Number) Venus Drive (Street), Nashville (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 ARTHUR MULLER, his ..... *heirs and assigns, forever.*

And we *do covenant with the said* Arthur Muller, ... *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 by Deed of Trust as hereinabove set forth, and restrictive covenants, owner's certificate, easement and setback line, as hereinabove set forth, and taxes for the year 1970, which have been prorated and assumed by the Grantee.

And we, Fred C. Tidwell and wife, Betty A. Tidwell, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Arthur Muller, his ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 21st *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.*

Fred C. Tidwell
Fred C. Tidwell

Betty A. Tidwell
Betty A. Tidwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, W. Wayne Kirby, *a Notary Public in and for said County and State, the within named* Fred C. Tidwell and wife, Betty A. Tidwell, *the bargainor*s*, 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, *Tennessee, this* 21st *day of* ....., *19* 70.

W. Wayne Kirby *Notary Public.*

Commission Expires 4/25/71

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* .....

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

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

....., *Notary Public.*

Commission 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 office in ....., *this* .....*day of* ....., *19*.....

.....
Notary Public

Commission Expires .....