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IDENTIF. REFERENCE

FEB 24 8 38 AM '71

FEE REGISTER
DAVIDSON COUNTY, TENN.

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

$42,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF February, 19 71

Notary Public Edward Seddon

MY COMMISSION EXPIRES: 11/26/73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219

NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack Seidner et ux (NAME)	First Federal Savings & Loan (NAME)	9D-59010
6809 Highland Park Dr. (STREET ADDRESS OR ROUTE NUMBER)	236 Fourth Avenue North (STREET ADDRESS)	Map 12915
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Par. 78

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, B. Warren Fuson et ux Madge H. Fuson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jack Seidner et ux Sara Seidner

HEREINAFTER CALLED THE GRANTEES, 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. 38 on the Plan of West Meade Highlands Subdivision, Section I, as of record in Book 3700, page 70, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Highland Park Drive, the common front corners of Lots 38 and 39; thence with the line between said Lots, westwardly 147.2 feet to a point; thence southerly 134.73 feet to a point in the northerly margin of an unamed street; thence with the northerly margin of same, eastwardly 90 feet to a concrete monument at the beginning of a curve into Highland Park Drive; thence around said curve in a northeasterly direction 36.91 feet to a concrete monument in the westerly margin of Highland Park Drive; thence with the westerly margin of Highland Park Drive, northerly 83.57 feet to the point of beginning.

BEING the same property conveyed to the grantors by deed from Davidson Road Corporation, of record in Book 4150, page 776, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to an outstanding Deed of Trust payable to First Federal Savings and Loan Association, Nashville, as of record in Book 4150, page 778, Register's Office, Davidson County, Tennessee, principal balance being $23,820.37 and assumed by grantees herewith.

THIS conveyance is subject to Restrictive covenants of record in Book 4025, page 420, and Book 3502, page 153, Register's Office for said County.

Unimproved ( ) / This is improved (X) property, known as 6809 Highland Park Drive, Nashville, Tennessee 37205
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 11th day of February, 1971

B. Warren Fuson

Madge H. Fuson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Edward Seddon, a Notary Public in and for said County and State, the within named B. Warren Fuson et ux Madge H. Fuson

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 11th day of February 1971.

Commission expires 11/26/73

Notary Public Edward Seddon

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

(his oath) (himself) (they)

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

B. WARREN FUSON ET UX

MADGE H. FUSON

TO

JACK SEIDNER ET UX

SARA SEIDNER

Edward Seddon
Attorney-at-Law
Post Office Box 2523
400 Jas. Robertson Pkwy.
Nashville, Tennessee 37219

File Box #5

FEB24 71	CONV	42,000.00			
FEB24 71	S TAX		A*	109.20	
FEB24 71	PR FEE		A*	.50	
FEB24 71	W DEED		A*	3.00	* 112.70