WARRANTY DEED

BOOK 4485 PAGE 775

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
John F. Foley, and wife, (NAME) Edna G. Foley	Security Fed. Sav. & Loan Assn. (NAME)	Map 76-5
Cumberland Circle (STREET ADDRESS OR ROUTE NUMBER)	500 Union Street (STREET ADDRESS)	Par. 85
Lonelson, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Pd

This instrument was prepared by: David Rutherford, Attorney, Nashville, Tennessee

FOR AND IN CONSIDERATION of the sum of ($10.00)

- - - - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - - *Dollars,*

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

I, Mary Frank Niederhauser, a widow

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

John F. Foley and wife, Edna G. Foley, their

(successors), heirs and assigns.

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being a part oflot No. 96 on the map of Bluefields, as of record in book 843, page 34, and lot No. 1 of the resubdivision of part of lot 96 on the plan of Bluefield, as of record in book 2330, page 119, Register's Office for said County, and described together as follows:

Beginning at a point in the westerly margin of Cumberland Circle, said point being the common corners of lots 1 and 2 on the plan of the resubdivision of part of lot 96, Bluefield, as of record in book 2330, page 119; thence continuing from said margin on Cumberland Circle, southwardly 116 feet; thence northwestwardly 200 feet to a concrete monument at the southwesterly corner of said lot 1; thence northeastwardly 91.5 feet to the southwest corner of said lot No. 2; thence eastwardly 168.1 feet to the point of beginning. Being part of the property conveyed to Mary Frank Niederhauser, by deed from William H. Doak and wife, of record in book 4363, page 313, Register's Office for said County, and conveyed to Ed Niederhauser, Jr. and wife, Mary Niederhauser, by two deeds, one from Bransford Realty Company, of record in book 871, page 137, and the other from George S. Jacobs and wife, of r ecord in book 1115, page 436, said Register's Office, the said Ed Niederhauser, Jr., having since died.

This conveyance is made subject to usual building restrictions applicable to said subdivision, and ten-foot public utility easements, 60-foot setback line from Cumberland Circle, anchor easement, overhand easement, and conditions of owners certificate as shown on plan of record in book 2330, page 119, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $28,000.00

Subscribed and sworn to before me, this the 8th day of March, 1971

Affiant

My commission expires 12/15/71 (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as ..... (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

John F. Foley and wife, Edna G. Foley, their

(successors), heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said*

John F. Foley and wife, Edna G. Foley, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand* this 8th *day of* March, 1971.

Mary Frank Niederhauser

BOOK 4485 PAGE 776

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible] *, a Notary Public in and for said County and State,*

Mary Frank Niederhauser

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

Witness my hand and official seal at Nashville *Tennessee, this* [illegible] *day of* March, *19*71.

[signature] *Notary Public*

Commission expires [illegible] 1971

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 .....

WARRANTY DEED

FROM

Mary Frank Niederhau[illegible]

TO

John F. Foley et ux

File: Security Federal box.

B 07492

IDENTIF. REFERENCE

MAR 12 2 38 PM '71

FE[illegible] ALSON JR REGISTER
DAVIDSON COUNTY, TENN.

[illegible] CONV 28,000.00
[illegible] S'TAX A* 72.80
[illegible] FR'FEE A* .50
[illegible] W'DEED A* 3.00 * 76.30

Compliments of

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