TENNESSEE TITLE COMPANY

BOOK 4456 PAGE 420

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Thomas R. Rediker (NAME) | Guaranty Mortgage Company (NAME) | 111-04(6) |
| 234 Aurora Avenue (STREET ADDRESS OR ROUTE NUMBER) | 311 - 7th Avenue North (STREET ADDRESS) | Map 34-14 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee (CITY) (ZONE) (STATE) | Pt. 207 |

For and in consideration of the sum of $10.00
TEN AND NO/100---------- DOLLARS

Cash in hand paid by the grantees herein and other good and valuable considerations, the receipt of which is hereby acknowledged and for the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated Oct. 5, 1970, executed by James Donald Penix and wife, payable to Guaranty Mortgage Company of Nashville for the original sum of $14,800.00, with interest at 8½% per annum, both principal and interest payable $113.81 monthly, beginning Nov. 1, 1970, and said debt secured by a deed of trust of record in Book 4451, page 13, Register's Office for Davidson County, Tennessee, as assigned to The Chelsea Savings Bank by instrument of record in Book 4466, page 722, said Register's Office, WE, JAMES DONALD PENIX AND WIFE, MINNIE M. PENIX,

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

THOMAS R. REDIKER AND WIFE, JANE REDIKER

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

Being Lot No. 1 on the Map of Edgemeade Farm, as of record in Book 3600, page 69, Register's Office for said County.

Said Lot No. 1 fronts 60 feet on the south side of Aurora Avenue, and extends back between lines 160.0 feet to a dead line in the rear on which it measures 61.4 feet.

Being the same property conveyed to James Donald Penix and wife, Minnie M.Penix, by deed from Ralph Stevens and William King, d/b/a Stevens and King Construction Company, as of record in Book 4451, page 11, said Register's Office.

PREPARED BY
C. H. BRILEY, JR., ATTORNEY
SUITE 2114, PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

This is unimproved ( ) improved (X) property, known as 234 (House Number) Aurora Avenue (Street) Nashville, Tennessee (P. O. Address: City or Town) (Postal Zone)

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.

Whenever 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 hands this 23rd day of April 19 71

James Donald Penix

Minnie M. Penix

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named James Donald Penix and wife, Minnie M. Penix the bargainors, with whom I am personally acquainted, and who acknowledged that the executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of April, 19 71

Commission expires April 24, 1974 Notary Public L. D. Richards

TENNESSEE TITLE COMPANY

# Warranty Deed

FROM
JAMES DONALD PENIX, ET UX.

TO
THOMAS R. REDIKER, ET UX.

The actual consideration for this transfer or value of property (whichever is greater) is $ 16,245.18, which is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 23 day of April, 1971

My commission expires April 24, 1974

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE
CORPORATION

FORM NO. 1004 - REVISED

BOOK 4496 PAGE 421

B 1 2 3 3 6

IDENTIF. REFERENCE

APR 26 11 47 AM '71

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| APR26E | CONV | 16,245.18 | | | |
| APR26E | S'TAX | | A* | 42.12 | |
| APR26E | PR'FEE | | A* | .50 | |
| APR26E | W'DEED | | A* | 3.00 | * 45.62 |