BOOK 4506 PAGE 137

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronald D. Lederer	Fidelity Federal	Map 128-2
(NAME)	(NAME)	
325 Forrest Valley Dr.	401 Union Street	Par. 3
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37209	Nashville, Tennessee 37219	Pd
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----- TEN & NO/100 ($10.00) ----------
---------- *Dollars,*

cash in hand paid, and other valuable consideration, we, Gene Howard Miller and wife, Dorothy Ann S. Miller

have this day bargained and sold, and do hereby transfer and convey unto ~~xxxx~~ Ronald D. Lederer and wife, Judithe P. Lederer, their

(successors), heirs and assigns,

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

Being Lot No. 36 on the Plan of Thousand Oakes Estates, as of record in Book 3700, page 83, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Said Lot No. 36 fronts 177.28 feet on the westerly side of Forrest Valley Drive and runs back between lines measuring 171.79 feet on the northerly line and 262.5 feet, more or less, on the southerly line to a dead line in the rear upon which it measures 220.0 feet.

Being the same property conveyed to M. C. Davis, by deed from Zack R. Cheek, et al, as of record in Book 4188, page 267, said Register's Office, and to Gene Howard Miller and wife, Dorothy Ann S. Miller, by deed from M. C. Davis and wife, Mary E. Davis, as of record in Book 4233, page 637, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 36,000.00

Subscribed and sworn to before me, this the 28th day of May 1971

Affiant Ronald D. Lederer

My commission expires: (Affix Seal) 9-7-71

Notary Public Earline T. Crowley

This is unimproved ( ) improved (X) property, known as 325 Forrest Valley Dr., Nashville, Tenn. 37209
(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 Ronald D. Lederer and wife, Judithe P. Lederer, their

(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except taxes for 1971, which are pro rated and hereby assumed by grantee, easements and restrictions of record.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Ronald D. Lederer and wife, Judithe P. Lederer, their

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

Witness our *hand* S *this* 28th. *day of* May, 19 71 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Gene Howard Miller

Dorothy Ann S. Miller

This instrument prepared by
E. M. Haywood, Atty.
501 7th Ave. N., Nashville, Tenn.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Gene Howard Miller and wife, Dorothy Ann S. Miller

the within named 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* 28th *day of* May, *19* 71.

Earlie T. Crosby
Notary Public

Commission expires My Commission Expires AUGUST 7, 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 .....

019,424-8

WARRANTY DEED

FROM
Gene Howard Miller and wife,
Dorothy Ann S. Miller

TO
Ronald D. Lederer and wife,
Judithe P. Lederer

B 16696

IDENTIF. REFERENCE

MAY 28 3.08 PM '71

FEL-X L. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FIDELITY FEDERAL SAVINGS AND
LOAN ASSOCIATION OF NASHVILLE

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

MAY28 71	CONV	36,000.00				
MAY28 71	S'TAX		A*	93.60		
MAY28 71	PR'FEE		A*	.50		
MAY28 71	W'DEED		A*	3.00	*	97.10