BOOK 4524 PAGE 380

This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED
ATC-164723

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
104-9-102	Mr/Mrs Frederick C. Selle same as below	Home Federal Savings & Loan L & C Tower Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
26W-02550	3805 Richland Avenue	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF THE COUNTY REFERRED TO BELOW.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

JUL29	CONV	18,000.00			
JUL29	STAX		A*	46.80	
JUL29	PRTEE		A*	.50	
JUL29	WDEED		A*	4.00	* 51.30

WILL AILEEN DICKERSON, a widow

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto FREDERICK C. SELLE and wife, PATRICIA B. SELLE

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the westerly 50 feet of Lot No. 14 of Block No. 9 in the Richland Realty Company's First Subdivision "A", a plan of which is of record in Book 161, page 151.

Said westerly part of said Lot No. 14 fronts 50 feet on the south side of Richland Avenue and extends back in a southerly direction between parallel lines 200 feet, more or less to an alley, and more particularly described as follows: Beginning at a point on the south side of Richland Avenue 200 feet west of Christopher Street; running thence southwardly in a line parallel with Christopher Street, 200 feet to a point; thence northwardly to a point in the south margin of Richland Avenue which point is 150 feet west of Christopher Street; thence westwardly along said margin of Richland Avenue, 50 feet to the point of beginning.

Being the same property conveyed to W. B. Dickerson and wife, Will Aileen Dickerson, by deed from Libbie W. Teachout and husband, Stanly R. Teachout, as of record in Book 548, page 703, the said W. B. Dickerson having since died.

This conveyance is made subject to restrictions of record in Book 362, page 621; Book 472, page 449.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 20th day of July, 1971.

Will Aileen Dickerson

Will Aileen Dickerson

STATE OF TENNESSEE

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COUNTY OF DAVIDSON

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named

Will Aileen Dickerson, a widow

the bargainor(s), 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, the 20th day of July, 1971.

Reau E. Folk, Jr.
Notary Public

My commission expires: July 23, 1974.

STATE OF _____

COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public

REAU E. FOLK, JR. NOTARY PUBLIC STATE OF TENNESSEE LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 18,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF July, 1971

MY COMMISSION EXPIRES: July 23, 1974 (AFFIX SEAL)

Notary Public

WARRANTY DEED
REF: mas

FROM

WILL AILEEN DICKERSON

TO

FREDERICK C. SELLE AND WIFE

B 24799

IDENTIF. REFERENCE

JUL 29 2 06 PM '71

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File: Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public