4528

ADDRESS NEW OWNER(S) AS FOLLOWS

(NAME)

(STREET ADDRESS OR ROUTE NUMBER)

(CITY) (P. O. ZONE) (STATE)

SEND TAX BILLS TO

Fidelity Federal S & L Assn.

401 Union Street

(STREET ADDRESS)

Nashville, Tennessee

(CITY) (ZONE) (STATE)

MAP-PARCEL NUMBERS:

Map 160-B
P.C. 65

BOOK 4528 PAGE 632

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid and received, and other good and valuable considerations, including agreement by the ~~DOLLARS~~ hereinafter-named grantees to assume and pay the balance now owing upon one promissory note dated July 3, 1968, in the original principal amount of $22,700.00, and made payable to Fidelity Federal Savings and Loan Association of Nashville, which note is secured by a lien on the property herein conveyed and is more fully described in the Deed of Trust from U.V. Waldrop and wife, Frances H. Waldrop, to Vaden Lackey, Jr., Trustee, of record in Book 4249, page 234, Register's Office for Davidson County, Tennessee; we,

U.V. WALDROP and wife, FRANCES H. WALDROP,

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

FRANK G. NOVAK and wife, SARAH A. NOVAK

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

Being Lot No. 42 on the Plan of Hillview Estates, Section I, in the 6th Civil District of said County, as of record in Book 3600, page 89, Register's Office for said County.

Said Lot No. 42 fronts 165.0 feet on the westerly margin of San Marcos Drive and extends back 214.7 feet on the southerly line and 143.27 feet on the northerly line, to a line in the rear on which it measures 140.56 feet.

Being the same property conveyed to U.V. Waldrop and wife, Frances H. Waldrop, by deed from Charles A. Wheeler, Jr., and wife, of record in Book 4249, page 232, said Register's Office.

This conveyance is subject to recorded restrictions, easements and setback lines applicable to said property, and to taxes for 1971.

This is improved ( ) unimproved (X) property, known as 5413 San Marcos Drive, Nashville, Tennessee 37220
(House Number) (Street) 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 11th day of August, 1971.

U.V. Waldrop

Frances H. Waldrop

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, John T. Archer, a Notary Public in and for said County and State, the within named

U. V. Waldrop and wife, Frances H. Waldrop

the bargainors, 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 August, 1971.

Commission expires Feb. 3, 1974 Notary Public John T. Archer

TENNESSEE TITLE COMPANY

R 26692

IDENTIF. REFERENCE

AUG 12 3 04 PM '71

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Warranty Deed

FROM

U.V. WALDROP, et ux

TO

FRANK G. NOVAK, et ux

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

STEPHENSON, ARCHER & ARCHER

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CONV 34,250.00
AUG 12 F
A* 88.92
AUG 12 F STAX
A* .50
AUG 12 F PRFEE
A* 4.00
AUG 12 F
WDEED * 93.42

I hereby offer this instrument for record and do swear or affirm that to the best of my knowledge and belief the greater of the actual consideration for or value of the property interest herein transferred is $34,250.00

Sarah A. Hoole
Affiant

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 14 day of August, 19 74

Notary Public, and for the aforesaid State and County

My commission expires:
Feb. 3, 1974