BOOK 4606 PAGE 45

This instrument was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

TTC-226016

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
142-11-98 pm	Mr/Mrs William C. Arruda same as below	Fidelity Federal S&L Association 4th and Union Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
9D-25245	7206 Birch Bark Drive 37216	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,

MAY31	CONV	38,350.00			
MAY31	STAX		A* 99.58		
MAY31	RFEE		A* .50		
MAY31	WDEED		A* 4.00	*	104.08

GINO M. FRANCHI and wife, BERNICE N. FRANCHI, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WILLIAM C. ARRUDA and wife, JOAN D. ARRUDA,

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 Lot No. 38 on the Plan of Section II, Valley West, of record in Book 3600, page 86.

Said Lot No. 38 fronts 104.1 feet on the west side of Birch Bark Drive and extends back 181.05 feet on the north line and 167.74 feet on the south line to a dead line in the rear, on which it measures 127.84 feet.

Being the same property conveyed to Gino M. Franchi and wife, Bernice N. Franchi, by deed from Martin Construction Company, of record in Book 3870, page 331.

This conveyance is made subject to restrictions of record in Book 3833, page 789, and amended in Book 3838, page 501.

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, except for 1972 taxes, which have been prorated and assumed by the Buyers.

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 30th day of May 1972.

Bernice N. Franchi
Bernice N. Franchi

Gino M. Franchi
Gino M. Franchi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Gino M. Franchi and wife, Bernice N. Franchi

the 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, the 30th day of May, 1972.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$38,350.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May 72

MY COMMISSION EXPIRES: May 25, 1975 (AFFIX SEAL)

Notary Public

B 61 492

WARRANTY DEED
REF.:VS

FROM
GINO M. FRANCHI AND WIFE

TO
WILLIAM C. ARRUDA AND WIFE

IDENTIF. REFERENCE

MAY 31 3 51 PM '72

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

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

084076-8

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