BOOK 4677 PAGE 422

This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue North
Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Richard Albers et ux	Fidelity Federal Savings &	
Patricia F. Albers (NAME) 5131 Brucewood Drive	Loan Association (NAME) 226 3rd Avenue North	Map 161-6
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 154
Nashville, Tenn.	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

MO

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ---------- ($10.00) *Dollars,*
cash in hand paid by Richard Albers and wife Patricia F. Albers, the receipt of which is hereby acknowledged, and other good and valuable consideration, we, Joseph Maddaline and wife, Ann L. Maddaline

have this day bargained and sold, and do hereby transfer and convey unto the said Richard Albers and wife Patricia F. Albers, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, in the Sixth Civil District, being Lot 215, as shown on the Plan of Huntington Park, Section Two, of record in Book 4175, page 108, Register's Office for Davidson County, Tennessee. Said Lot fronts a total distance of 95.00 feet along the westerly side of Brucewood Drive and runs back between lines, 146.00 feet along its northerly line and 115.25 feet along the southerly line, to a line in the rear on which it measures 79.62 feet.

Being the same property conveyed to Joseph Maddaline and wife, Ann L. Maddaline by deed from Andrew Ewing, Trustee, of record in Book 4604, page 644, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of recordin Book 4393, page 383, R.O.D.C., Tennessee; easements, setback lines and conditions of owner's certificate, etc., as shown on plan of record in Book 4175, page 108, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 32,000.00

Subscribed and sworn to before me, this the 31 day of January, 19 73

Affiant Richard L. Albers

My commission expires July 31 1974 (Affix Seal)

Notary Public Clark K. Yates

This is improved ( ) unimproved (X) property, known as ..... (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 Richard Albers et ux Patricia F. Albers, 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Richard Albers et ux Patricia F. Albers, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 24th day of January, 19 73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Joseph Maddaline
Ann L. Maddaline

× Joseph Maddaline
×

State of Rhode Island
County of Providence

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XXXXXXXXXXXXXXXX
COUNTY OF PROVIDENCE

Personally appeared before me, Helen R. Matheson *, a Notary Public in and for said County and State,* Joseph Maddaline and wife, Ann L. Maddaline

*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 North Providence, Rhode Island XXXXXXXX
this 24th *day of* January *, 19*73.

Commission expires June 30, 1976 *Notary Public*

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.....

JAN31	CONV	32,000.00				
JAN31	S'TAX		A*	83.20		
JAN31	PR'FEE		A*	.50		
JAN31	W'DEED		A*	4.00	*	87.70

065.099-1

WARRANTY DEED

FROM JOSEPH MADDALINE ET UX

TO RICHARD ALBERS ET UX

B 9 3 1 4 4

IDENTIF. REFERENCE

JAN 31 2 58 PM '73

DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2056
NASHVILLE, TENNESSEE