BOOK 470 PAGE 229

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
(NAME)	First Federal (NAME)	95-11
(STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	116 Pt
(CITY) (STATE) (ZIP CODE)	Nashville, Tenn. 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00
Ten and no/100 ---------- DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged, I;

ROSE C. ALBERS (unmarried)

have bargained and sold, and by these presents do transfer and convey unto the said CHARLES T. DEDMAN AND WIFE, BRENDA A. DEDMAN

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 57 on the Map of Cloverdale, as of record in Book 2133, page 9, Register's Office for said County.

Said Lot No. 57 fronts 69 feet on the west side of Springview Drive and runs back between lines, 238.6 feet on the north line and 234.5 feet on the south line to a broken line in the rear on which it measures 93.2 feet.

Being the same property conveyed to Richard H. Albers and wife, Rose C. Albers by deed from Southland Construction Company, as of record in Book 2154, page 601, said Register's Office, the said Richard H. Albers having since died.

This conveyance is subject to easements, restrictions, set-back lines and taxes for 1973 applicable to said property.

unimproved ( )
This is improved (X) property, known as 420 Springview Drive, Nashville, Tennessee
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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 19th day of April, 19 73.

/s/ Mrs Rose C. Albers
ROSE C. ALBERS

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Sanford A. Cunningham III, a Notary Public in and for said County and State, the within named ROSE C. ALBERS (unmarried)

the bargainor, 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 19th, this 19th day of April, 1973.

My commission expires Oct. 5, 1975 Notary Public Sanford A. Cunningham III

STATE OF TENNESSEE
COUNTY OF

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

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 19,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

/ Charles T. Dedman

Sworn to and subscribed before me this 19th day of April, 1973.

My commission expires Oct. 5, 1975 Notary Public Sanford A. Cunningham III

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

This instrument was prepared by:

This instrument prepared by

Name STEPHENSON, LACKEY & HOLMAN Address First Federal Building Nashville, Tennessee 37219

APR20 CONV 19,000.00
APR20 S'TAX A* 49.40
APR20 PRTEE A* .50
APR20 WDEED A* 4.00 * 53.90

19,000.00
WARRANTY DEED
FROM ROSE C. ALBERS
TO CHARLES T. DEDMAN AND WIFE, BRENDA A. DEDMAN

C03277

IDENTIF. REFERENCE

APR 20 3 35 PM '73
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219