BOOK 4750 PAGE 499

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
	FIRST FEDERAL SAVINGS & LOAN	
(NAME)	(NAME) UNION AT FOURTH	162-1
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) NASHVILLE, TENNESSEE 37219	3h Pd
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

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

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

JOE W. CLOUSE AND WIFE, MARY A. CLOUSE

have bargained and sold, and by these presents do transfer and convey unto the said JAMES M. CHRISTIANSON AND WIFE, JUDITH T. CHRISTIANSON

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. 10 on the Plan of Bakwood Heights, as of record in Book 2854, page 97, Register's Office for said County.

Said Lot No. 10 fronts 100 feet on the northwesterly side of April Lane, and extends back 211.5 feet on the northeasterly line and 237.2 feet on the southwesterly line, to a dead line on which it measures 102 feet.

Being the same property conveyed to Joe W. Clouse and wife, Mary A. Clouse, by deed from Euel E. Winstead and wife, as of record in Book 4239, page 9, said Register's Office.

This conveyance is subject to easements, restrictions, setback lines of record and taxes for 1973 applicable to said property.

SEP27	CONV	19,000.00			
SEP27	STAX		A*	49.40	
SEP27	PRFEE		A*	.50	
SEP27	WDEED		A*	4.00	* 53.90

unimproved ( )
This is improved (X) property, known as 286 April Lane, Nashville, Tennessee 37211
(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 24th day of September, 19 73.

Joe W. Clouse
JOE W. CLOUSE

Mary A. Clouse
MARY A. CLOUSE

BOOK 4750 PAGE 500

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOE W. CLOUSE AND WIFE, MARY A. CLOUSE

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 24th day of September, 1973.

My commission expires JAN 17 1977 Notary Public

2

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.

James M. Christianson
Judith T. Christianson

Sworn to and subscribed before me this 24th day of September, 1973.

My commission expires JAN 17 1977 Notary Public

This instrument was prepared by:

Name	This instrument prepared by STEPHENSON, LACKEY & HOLMAN	Address
	First Federal Building	
	Nashville, Tennessee 37219	

WARRANTY DEED

FROM JOE W. CLOUSE AND WIFE, MARY A. CLOUSE

TO JAMES M. CHRISTIANSON AND WIFE, JUDITH T. CHRISTIANSON

25645

IDENTIF. REFERENCE

SEP 27 3 38 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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