THIS INSTRUMENT PREPARED BY: Thomas M. Black
Attorney at Law
223 Madison Street
Madison, Tennessee
37115

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mail -7

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
TED L. RIDINGS, ET UX	FIDELITY FEDERAL SAVINGS &	Map 51-11
(NAME) 605 Freda Villa	LOAN ASSOCIATION	Par. 33
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tennessee 37115	(STREET ADDRESS) Nashville, Tennessee	Field Bk. No. 11D-1898
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND No/00---------- ---------- ($10.00)---------- *Dollars,* cash in hand, paid, for other good and valuable considerations, the receipt of which is hereby acknowledged, including the grantees assuming a certain unpaid indebtedness of record in Book 3176, page 491, Register's Office for Davidson County, Tennessee, which the grantees promise to pay and agree to hold the grantors harmless from the same,

ROBERT L. SYLAR AND WIFE, EVELYN C. SYLAR AND RUBY L. SYLAR, hereinafter referred to as Grantors *have this day bargained and sold, and do hereby transfer and convey unto the said* TED L. RIDINGS AND WIFE, MARY I. RIDINGS, hereinafter referred to as Grantees, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 50 on the Plan of Oakland Acres, Section V, as of record in Book 2854, page 15, Register's Office for Davidson County, Tennessee, described as follows:
Beginning at an iron pin in the southerly margin of Freda Villa at the common corner of Lots Nos. 49 and 50 on the plan of Oakland Acres, Section V; thence with the line between said lots Nos. 49 and 50 southwesterly 283.7 feet to an iron pin; thence South 88° 21' East 202.0 feet to a concrete monument in the westerly margin of Saunders Avenue; thence with the westerly margin of Saunders Avenue around a slight curve to the right, having a radius of 339.5 feet, northeasterly 152.2 feet to a concrete monument at the beginning of a curve; thence around a curve to the left, having a radius of 25 feet, 39.1 feet to a concrete monument in the southerly margin of Freda Villa; thence with the southerly margin of Freda Villa, westerly 128.8 feet to the beginning.
Being the same property conveyed to Robert L. Sylar and wife, Evelyn C. Sylar, and Ruby Sylar, by deed from Maddux Construction Co., Inc. of record in Bk. 3165, p. 485, RODCT.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 29,768.00

Subscribed and sworn to before me, this the 1st day of May 19 74

Affiant Evelyn Richards

My commission expires 11-12-75 (Affix Seal)

Notary Public Thomas M. Black

THOMAS M. BLACK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is improved (XX) unimproved ( ) property, known as 605 Freda Villa, Madison, Tennessee 37115 (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 grantees, 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,* except as shown of record.

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

Witness our *hand* S *this* 1st *day of* May, 19 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert L Sylar Ruby L Sylar

Evelyn C Sylar

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* ROBERT L. SYLAR AND WIFE, EVELYN C. SYLAR AND RUBY L. SYLAR

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 Madison *Tennessee this* 1st *day of* May, *19* 74

Commission expires 11-12-75 Thomas M. Black *Notary Public*

THOMAS M. BLACK NOTARY PUBLIC DAVIDSON COUNTY, TENN. STATE AT LARGE

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 .....

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing In This Document Unsatisfactory When Received

MAY-8	CONV	29,768.00			
MAY-8	S'TAX		A*	77.48	
MAY-8	PR'FEE		A*	.50	
MAY-8	W'DEED		A*	4.00	* 81.98

WARRANTY DEED

FROM

ROBERT L. SYLAR, et al,

TO

TED L. RIDINGS, ET UX

C 53295

IDENTIF. REFERENCE

MAY 8 9 50 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 112 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115