This Instrument Was Prepared By

Dewey W. Pedigo (mr)

Of The Law Firm Pedigo & Sandon

Stahlman Building, Nashville, Tennessee

BOOK 1828 PAGE 200

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Nicholas J. Rose, Jr. (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	115-4-3
732 Richfield Drive (STREET ADDRESS OR ROUTE NUMBER)	226 3rd Ave. No. (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. (CITY) (ZONE) (STATE)	

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 accepted as cash the receipt of which is hereby acknowledged, and for a further consideration, Nicholas A. Rose, Jr., has assumed and agreed to pay the unpaid balance of an original indebtness secured by deed of trust of record in Book 4613, page 615, Register's Office for Davidson County, Tennessee.

We, Burton C. West and wife, Katherine Y. West

have this day bargained and sold, and do hereby transfer and convey unto the said Nicholas J. Rose, Jr., his (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 157 on the Plan of Brook Meade, Section V, as of record in Book 2133, page 102, Register's Office for said County, and described as follows:

Beginning in the northeasterly margin of Richfield Drive, at the corner of Lots 157 and 158; thence southeasterly with said Drive, 100 feet to a concrete monument at the beginning of a curve; thence around said curve in an easterly direction 39.3 feet to a concrete monument in the northwesterly margin of Huckleberry Road; thence with said Road, northeasterly 309.6 feet; thence along the rear line of Lot 175, northwesterly 125.1 feet to a corner of Lots 157 and 158; thence with the line between said Lots, southwesterly 336.2 feet to the beginning.

Being the same property conveyed to Burton C. West and wife, Katherine Y. West, by deed from Y. Jacque Voegeli and wife, Anna Jean Voegeli, of record in Book 4613, page 613, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 49,500.00

Subscribed and sworn to before me, this the 24th day of June 19 74

Affiant Nicholas J. Rose, Jr.

My commission expires: 4/25/76 (Affix Seal)

Notary Public Mary Ensey

This is unimproved ( ) improved (X) property, known as 732 Richfield Dr. (House Number) (Street) P. O. Address: Nashville (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Nicholas J. Rose, Jr., his (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 by deed of trust as above set out.

We further covenant and bind Ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Nicholas J. Rose, Jr., his (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 24th day of June, 1974, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Burton C West

Katherine Y. West

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensley, a Notary Public in and for said County and State, Burton C. West and wife Katherine W. West

the within named bargainors, 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 June, 19 74

Mary Ensley
Notary Public

Commission expires 4/25/76

NOTARY PUBLIC 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.....

PLEASE RETURN TO
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WARRANTY DEED

FROM
Burton C. West, et ux
TO
Nicholas J. Rose, Jr.

C 6 0 2 7 9

IDENTIF. REFERENCE

JUN 25 8 49 AM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

JUN 25 74	CONV	49,500.00			
JUN 25 74	S'TAX		A*	128.70	
JUN 25 74	PR'FEE		A*	.50	
JUN 25 74	W'DEED		A*	4.00	* 133.20

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