Prepared by: Almany Realtors
201 Gallatin Rd.
Madison, Tennessee 37115

BOOK 4855 PAGE 411

WARRANTY DEED

Mail

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew S. Bodnar, et ux	Commerce Union	11D 90658
1200 Blackfoot Court (NAME)	P. O. Box 60387 (NAME)	Map 52-8
Madison, Tennessee 37115 (STREET ADDRESS OR ROUTE NUMBER)	Nashville, Tennessee 37206 (STREET ADDRESS)	Par 40
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00)---------- Dollars,

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged,

we, Fred M. Vandiver and wife, Julia C. Vandiver

have this day bargained and sold, and do hereby transfer and convey unto the said Andrew S. Bodnar, et ux,

Lydia Bodnar

their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Sequoia Valley, Section 2, as of record in Book 3700, page 114, Register's Office for said County.

SAID Lot No. 54 fronts 39.6 feet along the westerly margin of Blackfoot Court and runs back 136.6 feet on the northerly line and 154.3 feet on the southerly line to a line in the rear measuring 202.00 feet thereon.

BEING the same property conveyed to Fred M. Vandiver, et ux, Julia C. Vandiver by deed from Charles I. Titus and wife Betty L. Titus by deed as of record in Book 4568, page 169, Register's Office for Davidson County, Tennessee.

As part of the above consideration, the Grantees herein assume and agree to pay the unpaid principal balance owing on a certain note executed by the Grantors herein in the original amount of $26,150.00 of record in Book 4480, page 379, Register's Office for Davidson County, Tennessee
This conveyance is subject to restrictive covenants of record in Book 4047, page 877, easements and setback lines as set forth on the above plan of recor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $42,500.00

Subscribed and sworn to before me, this the 26 day of September, 19 74

Affiant

My commission expires: Sept 5 1978

(Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1200 Blackfoot Court (House Number) (Street) Madison (P. O. Address) Tennessee (City or Town) 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Andrew S. Bodnar and wife Lydia Bodnar 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 Andrew S. Bodnar and wife, Lydia Bodnar their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 26th day of September, 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.

X Fred M. Vandiver

X Julia C. Vandiver

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Marvin M. Almany *a Notary Public in and for said County and State,* Fred M. Vandiver and wife Julia C. Vandiver

the within named bargainor..S., with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison *Tennessee, this* 26 *day of* September *19* 74.

Commission expires May 30, 1978 *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 .....

WARRANTY DEED

FROM

Fred M. Vandiver, et ux

TO

Andrew S. Bodnar, et ux

Return to:

Almany Realtors
201 Gallatin Rd.
Madison, Tenn. 37115

C 72651

IDENTIF. REFERENCE

SEP 27 9 41 AM '74

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

SEP 27 74	CONV	42,500.00				
SEP 27 74	S'TAX		A*	110.50		
SEP 27 74	PR'FEE		A*	.50		
SEP 27 74	W'DEED		A*	4.00	*	115.00