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WARRANTY DEED

(CORPORATE FORM)

This Instrument Was Prepared By
NNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201
Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas Cifrodella	HOME FEDERAL SAVINGS & LOAN ASSOCIATION	
(NAME)	(NAME)	Map 136-14
616 Lake Terrace Drive	L & C TOWER	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pat. 42
Nashville, Tennessee 37217	NASHVILLE, TENNNESSEE 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

MO

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100ths---------- ----------($10.00)---------- *Dollars,*

cash in hand paid by Thomas Cifrodella and wife, Karen T. Cifrodella, and other good and valuable considerations, the receipt of which is hereby acknowledged,

K & W, INC. *has bargained and sold, and does hereby transfer and convey unto the said*

THOMAS CIFRODELLA AND WIFE, KAREN T. CIFRODELLA, their ~~(successors)~~ *heirs and assigns,*

certain real estate in their *County, Tennessee, as follows:,*

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Castlegate Subdivision, Section 1, of record in Book 4460, page 115, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of Lake Terrace Drive, said point being on the common line of Lot 42 and 43, thence along said line in an easterly direction 212.24 feet to a point; thence along rear line of Lot 42 north 25° 12' 15" East 46.45 feet to a concrete monument, thence continuing on said rear line North 24° 20' 54" West 52.05 feet to a point; thence in a westerly direction 12.86 feet to the easterly margin of Lake Terrace Drive; thence along said drive in a southerly direction 68.30 feet to a concrete monument; thence continuing on said margin 21.78 feet to the point of beginning.

Being part of the same property conveyed to K & W, Inc. by deeds from J. Melvin Jones and wife, Hazel Jones of record in Book 4647, page 244, and from Matt Paul Hilger and wife, Louise Hilger of record in Book 4633, page 240, 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 $47,000.00

Affiant

Subscribed and sworn to before me, this the 6th day of January, 19 75.

Notary Public

My Commission Expires: October 29, 1977
(Affix Seal)

This is improved (X) unimproved ( ) property, known as 616 Lake Terrace Drive (House Number) (Street) Nashville, Tennessee 37217 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

Thomas Cifrodella and wife, Karen T. Cifrodella, their

~~XXXXXXX~~

heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said

Thomas Cifrodella and wife, Karen T. Cifrodella, their

~~XXXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand* *this* 6th *day of* January, *19* 75 *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

K & W, Inc.

By: H. Ray Williams

H. Ray Williams, Vice-President

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared H. Ray Williams, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be Vice-President of the K & W, Inc., the within named bargainor, a corporation, and that he as such Vice-President being authorized so to do executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him self as Vice-President.

Witness my hand and seal, at office in Nashville, Tennessee, this 6th day of January, 19 75.

Shirley L. Johnson Notary Public

Commission expires October 29, 1977

File In File Room
L-20-943-4

WARRANTY DEED

FROM
K & W, Inc.

TO
Thomas Cifrodella et ux.

JAN-7-75	CONV	47,000.00			
JAN-7-75 S'TAX			A*	122.20	
JAN-7-75 PR'FEE			A*	.50	
JAN-7-75	W'DEED		A*	4.00	* 126.70

C 8 3 6 3 3

IDENTIF. REFERENCE

JAN 7 3 31 PM '75

FELIX Z. NELSON REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING