This instrument prepared by :
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 4993 PAGE 149

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rome, Eddleman Company	First Federal Savings & Loan	Map 118-8
(NAME)	(NAME)	
2417 Winford Avenue	4th & Union	Parcel 89
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- ($10.00) ---------- *Dollars,*

cash in hand paid by Rome, Eddleman Company, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Rome Eddleman Company assumes and agrees to pay the unpaid balance of an original indebtedness of $8,950.00, secured by Deed of Trust of record in book 4384, page 63, Register's Office for Davidson County, Tennessee.

I, Willie Gene Traffanstedt, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Rome, Eddleman Company

its *(successors), ~~XXX~~ and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being lot No. 99 on the Plan of Grandview Heights, as of record in book 161, pages 14 and 15, Register's Office for said County.

Said lot No. 99 fronts 50 feet on the westerly side of Winford Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Willie Gene Traffanstedt and wife, Betty Ann Traffanstedt, by deed from Mrs. Nancy Welchel , et al, of record in book 4384, page 61, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 13,926.20

Subscribed and sworn to before me, this the 30th day of January, 1976

Affiant

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

Notary Public

This is unimproved ( ) improved (X) property, known as 2417 Winford Avenue, Nashville, Tennessee
(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

Rome, Eddleman Company

its *(successors),*

heirs and assigns forever. I *covenant that* I am *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 for 1976 taxes, which are assumed by the purchasers

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Rome, Eddleman Company

its

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 30th *day of* January, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Willie Gene Traffanstedt

BOOK 4993 PAGE 150

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey, a Notary Public in and for said County and State, Willie Gene Traffanstedt

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

Witness my hand and official seal at Nashville, Tennessee, this 30th day of Jan., 19 76

Mary Ensey
Notary Public

Commission expires 4/25/76

MARY ENSEY NOTARY PUBLIC AT LARGE TENNESSEE

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.....

JAN30'76	CONV	13,926.20			
JAN30'76	S'TAX		B*	36.14	
JAN30'76	PR'FEE		B*	.50	
JAN30'76	W'DEED		B*	4.00	* 40.64

(3)

22S200

WARRANTY DEED

FROM
Willie Gene Traffanstedt

TO
Rome, Eddleman Company

D 34318

IDENTIF. REFERENCE

JAN 31 3 27 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
NASHVILLE, TENNESSEE 37238
Phone 255-4631

Chicago Title Insurance Co.
American Trust Bldg.
Nashville, Tenn. 37201