This Instrument Prepared By: BOOK 5047 PAGE 892

David B. Herbert, Atty.
Nashville, Tennessee

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
136 -14 42	Robert D. Fischer, et ux	Home Federal S & L 230 Fourth Avenue, North Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 616 Lake Terrace Drive	LOAN OR ACCOUNT NO.
		PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged; and in the further consideration of the assumption of, and agreement by the grantees herein to pay, the future balance now due, plus future interest, on a certain note payable to Home Federal Savings & Loan Association, in the original principal amount of $35,000.00, payable under the terms and conditions as therein specified, including interest as set forth therein, said note being secured by a deed of trust executed by Thomas Cifrodella and wife, Karen T. Cifrodella to Attorneys Title, Trustee, of record in Book 4879, page 900, said Register's Office; we,

THOMAS CIFRODELLA AND WIFE, KAREN T. CIFRODELLA,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ROBERT D. FISCHER AND WIFE, WANDA H. FISCHER,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described 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 the 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 the same property conveyed to Thomas Cifrodella and wife, Karen T. Cifrodella, by deed from K & W, Inc., which deed is of record in Book 4879, page 898, said Register's Office.

This conveyance is made subject to restrictions, easements and setback lines of record, if any.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as hereinbefore stated, and for 1976 taxes, a lien not yet due and payable.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 13th day of July, 1976.

Thomas Cifrodella
THOMAS CIFRODELLA

Karen T. Cifrodella
KAREN T. CIFRODELLA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

_____

the 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 _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

JUL 20 ~~CONV~~ 46,500.00
JUL 20 ~~S'TAX~~ 8* ~~129.90~~
JUL 20 ~~PR'FEE~~ 8* .50
JUL 20 ~~W'DEED~~ 8* 4.00 * 125.40

STATE OF MICHIGAN
COUNTY OF Wayne

Before me, F. M. Hessenbruch a Notary Public in and for the State and County aforesaid, personally appeared the within named Thomas Cifrodella and wife, Karen T. Cifrodella,

_____

the 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 Plymouth, Michigan, this, the 13 day of July, 19 76.

F. M. HESSENBRUCH
Notary Public, Wayne County, Mich.
My Commission Expires May 28, 1979

My commission expires:

F. M. HESSENBRUCH
Notary Public, Wayne County, Mich.

F. M. Hessenbruch
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 46,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF July 19 76

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL) Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TN.

WARRANTY DEED

DBH:jpl

FROM
THOMAS CIFRODELLA AND WIFE,
KAREN T. CIFRODELLA

TO
ROBERT D. FISCHER & WIFE,
WANDA H. FISCHER

D 59312

IDENTIF. REFERENCE

JUL 20 3 15 PM '76

FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Floor, 3rd National Bank Bldg.
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____ Notary Public