BOOK 5181 PAGE 895

Mail

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Duke J. Rose, Jr., et ux. (NAME)	Fidelity Federal Savings Co. (NAME)	72 (08D-75140)
118 Keyway Drive (STREET ADDRESS OR ROUTE NUMBER)	Fourth and Union St. (STREET ADDRESS)	129-4
Nashville, Tenn. 37205 (CITY) (P. O. ZONE) (STATE)	Nashville, Tn. 37219 (CITY) (ZONE) (STATE)	72

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, the receipt of which is hereby acknowledged, and the agreement by the Grantees to assume the present indebtedness on a note in the original amount of $39,600.00 which is secured by a Deed of Trust which is of record in Book 5020, Page 563, Register's Office for Davidson County, Tennessee.

We, Michael F. R. Foltz and wife, Susan S. Foltz

have this day bargained and sold, and do hereby transfer and convey unto the said Duke J. Rose, Jr. and wife, Gay G. Rose,

their xxxxxxxx *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 63 on the Map of West Meade Farms, Section 3, as shown on the Plan of record in Book 1835, page 4, Register's Office for said County.

Said Lot No. 63 fronts 104.6 feet on the north side of Keyway Drive and runs back 156.2 feet on the east side and 147 feet on the west side to a dead line in the rear measuring 113.5 feet thereon.

Being the same property conveyed to Michael F. R. Foltz and wife, Susan S. Foltz, by deed from Wanda S. Jones and Edward F. Jones, of record in Book 5020, page 561, Register's Office for said County.

Said property is unencumbered except as follows:
1. Taxes for the year 1977 to be prorated and assumed by Grantees.
2. Ten-foot easement for public utilities along the north (rear) line of premises, 40-foot building setback line from Keyway Drive, and conditions of owner's Certificate, as shown on plan of record in Book 1835, page 4, Register's Office for Davidson County, Tennessee.
3. Restrictive covenants contained in an instrument of record in Book 1851, page 258, Register's Office for Davidson County, Tennessee.*

(cont.)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 49,300.00

Subscribed and sworn to before me, this the 8th day of August 19 77

Affiant Duke J. Rose, Jr.

My commission expires: My Commission Expires August 15, 1979 (Affix Seal)

Notary Public Rev. V. Gill

CHARLES R. JONES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is unimproved ( ) improved (XX) property, known as 118 Keyway Drive, Nashville, Tenn. 37205
(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

Duke J. Rose, Jr. and wife, Gay G. Rose,

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,* except as set forth above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Duke J. Rose and wife, Gay G. Rose,

their

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

Witness our hand s this 8th day of August, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

*Michael F. R. Foltz
Michael F. R. Foltz

*Susan S. Foltz
Susan S. Foltz

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, George V. CRAWFORD JR., a Notary Public in and for said County and State, Michael F. R. Foltz and wife, Susan S. Foltz,

the within named 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 Nashville Tennessee this 8th day of August, 19 77

George V. CRAWFORD JR. NOTARY PUBLIC STATE OF TENNESSEE

Notary Public

Commission expires My Commission Expires August 15, 1979

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.....

*(Continued)

4. Deed of Trust of record in Book 5020, page 563, Register's Office for Davidson County, Tennessee.

AUG-9	CONV	49,500.00			
AUG-9	S'TAX		B*	128.70	
AUG-9	PR'FEE		B*	.50	
AUG-9	W'DEED		B*	4.00	* 133.20

WARRANTY DEED

FROM
MICHAEL F. R. FOLTZ and wife,
SUSAN S. FOLTZ

TO
DUKE J. ROSE, JR. and wife,
GAY G. ROSE

E 19375

T
IDENTIF. REFERENCE

AUG 9 12 02 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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