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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,000.00

Eugene B. Steffen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF August 19 77.

John V. Dyer
Notary Public

MY COMMISSION EXPIRES: 3-8-80
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
HERBERT R. RICH, 213 Third Ave. North, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eugene B. Steffen et ux (NAME)	GREER MORTGAGE COMPANY (NAME)	129-15-105
852 Highland Crest Dr. (STREET ADDRESS OR ROUTE NUMBER)	2401 Hillsboro Road (STREET ADDRESS)	9DZ 59600
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37212 (CITY) (STATE) (ZIP)	

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, Jack Rodin and wife, Audre R. Rodin,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eugene B. Steffen and wife, Marguerite P. Steffen

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 108 on the Plan of West Meade Highlands, Section 2, as of record in Book 3700, pages 124 and 125, Register's Office for said County.

SAID Lot No. 108 fronts 115.90 feet on the northerly side of Highland Crest Drive, and extends back 170.7 feet on the easterly line and 146.0 feet on the westerly line, to a line in the rear on which it measures 99.72 feet.

BEING the same property conveyed to Jack Rodin and wife, Audre R. Rodin by deed from The Kroger Co., an Ohio Corporation, of record in Book 4628, page 844, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants contained in instrument of record in Book 4132, page 146, Register's Office, and filed for record on May 16, 1967, and the Plan of record in Book 3700, pages 124 and 125, said Register's Office, shows an Owner's Certificate, a 30 foot minimum building setback line from Highland Crest Drive and a 10 foot easement for public utility and drainage purposes along the rear line of said lot.

unimproved ( ) This is improved (X) property, known as 852 Highland Crest Drive, Nashville, Tennessee 37205
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand S this 8th day of AUGUST, 19 77

x Jack Rodin

x Audre R. Rodin

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, HERBERT R. RICH, a Notary Public in and for said County and State, the within named Jack Rodin and wife, Audre R. Rodin

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 Nashville, Tennessee, this 8 Th day of August 19 77

Commission expires April 8, 1978

Herbert R. Rich
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
JACK RODIN ET UX

TO
EUGENE B. STEFFEN ET UX

E 20219

IDENTIF. REFERENCE

AUG 12 4 00 PM '77

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

AUG 12 77	CONV	58,000.00			
AUG 12 77	S'TAX		B*	150.80	
AUG 12 77	PR'FEE		B*	.50	
AUG 12 77	W'DEED		B*	4.00	* 155.30

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.