Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5306 PAGE 855

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Karen A. Themmen et al	Fidelity Federal S & L Assn.,	Map 149-9
(NAME)	(NAME)	
4713 Apollo Dr.	401 Union Street	Parcel 133
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn.	Nashville, Tennessee 37219	
(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 Karen A. Themmen and Gerd Themmen 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 Karen A. Themman and Gerd Themmen, have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $23,500.00 secured by deed of trust of record in Book 4734, page 633, Register's Office for Davidson County, Tennessee,

We, William E. Richardson and wife, Betty Brock Richardson

have this day bargained and sold, and do hereby transfer and convey unto the said Karen A. Themmen and Gerd Themmen, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 216 on the Plan of Barclay Square Subdivision, of record in Book 4460, page 141, said Register's Office. Said Lot No. 216 fronts 68.00 feet on the northwest side of Apollo Drive and extends back 100.00 feet on the northeast line and 125.00 feet on the southwest line to a dead line measuring 85.68 feet thereon.

Being the same property conveyed to William E. Richardson and wife, Betty Brock Richardson by deed from Randall Phillips Builders, Inc., of record in Book 4734, page 631, said Register's Office.

This conveyance is subject to easement for public utilities, anchor easements, and building setback line and conditions of Owner's Certificate of record in Book 4460, page 141, said Register's Office, and restrictive covenants of record in Book 4665, page 648, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 23,500.00

Subscribed and sworn to before me, this the 30th day of June 19 78

My commission expires: 1-18-82 (Affix Seal)

Affiant

Notary Public

This is improved ( ) unimproved (X) property, known as 4713 Apollo Drive (House Number) Nashville, (Street) Tennessee 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 Karen A. Themmen and Gerd Themmen, 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 for 1978 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Karen A. Themmen and Gerd Themmen, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 27th day of June, 19 78, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

William E. Richardson
William E. Richardson

Betty Brock Richardson
Betty Brock Richardson

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, JOHN C. WALTON, *a Notary Public in and for said County and State,* William E. Richardson and wife, Betty Brock Richardson

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* 27 *day of* June, 1978

Commission expires May 6 1980

John C. Walton
Notary Public

JOHN C. WALTON NOTARY PUBLIC DAVIDSON COUNTY, TENN. MY COMM. EXPIRES MAY 6, 1980

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 .....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN
NASHVILLE, TENN.

WARRANTY DEED

FROM D-234753
William E. Richardson et ux
TO
Karen A. Themmen et ux

E 7.4.7.2 2:

IDENTIF. REFERENCE

Jul 3 3 36 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

JUL-3 78	CONV	35,500.00				
JUL-3 78 S'TAX			B*	92.30		
JUL-3 78 PR'FEE			B*	.50		
JUL-3 78	W'DEED		B*	4.00	*	96.80