This Deed Prepared By:
Leon Ruben, Attorney
325 Plus Park Blvd.
Nashville, TN 37217

BOOK 5315 PAGE 747

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
George E. Niederhauser, (NAME)	ET UX Fidelity Federal (NAME)	117-11
3434 Amanda Avenue (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	20
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, TN 37219 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------$10----------
----------Ten and no/100---------- *Dollars,*

Cash in hand paid and other good and valuable consideration receipt of which is hereby acknowledged, including the assumption of balance due on a note dated September 12, 1975, of record in Book 4951, Page 424, Register's Office for Davidson County, Tennessee, executed by Dennis W. Petty and wife, Cheryl K. Petty to secure Fidelity Federal Savings & Loan Association, Vaden Lackey, Jr., Trustee.

We, Dennis W. Petty and wife, Cheryl K. Petty

have this day bargained and sold, and do hereby transfer and convey unto the said George E. Niederhauser and wife, Bettelyn M. Niederhauser

Their ~~XXXXXX~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being the northerly 107 feet of Lot No. 65 on the Map of the north part of Noel's Subdivision, of Watkins Grove, as of record in Book 547, page 156, Register's Office for said County.

Said part of Lot No. 65 fronts 107 feet on the easterly side of Amanda Avenue and extends back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Dennis W. Petty and wife, Cheryl K. Petty by deed from Larry T. Adams of record in Book 4951, Page 422, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 69,900.00

Subscribed and sworn to before me, this the 25th day of July, 19 78

Affiant

My commission expires: 2/3/79 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 3434 Amanda 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 George E. Niederhauser and wife, Bettelyn M. Niederhauser Their ~~XXXXX~~ *heirs and assigns forever.* We *covenant that* We *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 Deed of Trust Assumed Above

We *further covenant and bind* ourselves *heirs and representatives, to warrant and forever defend the title to said real estate to said* George E. Niederhauser and wife, Bettelyn M. Niederhauser Their ~~XXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 25th *day of* July, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Dennis W. Petty
DENNIS W. PETTY

Cheryl K. Petty
CHERYL K. PETTY

BOOK 2312 PAGE 282

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, Dennis W. Petty and wife, Cheryl K. Petty

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 25th day of July, 19 78.

Commission expires 2/3/79

Notary Public

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.....

JUL 25 78 CONV 69,900.00
JUL 25 78 S TAX B* 181.74
JUL 25 78 PR FEE B* .50
JUL 25 78 W DEED B* 4.00 * 186.24

E 7.8 7.6 0.

IDENTIF. REFERENCE

JUL 25 2 33 PM '78

FELIX Z. [illegible] REGISTER
DAVIDSON [illegible] TENN.

WARRANTY DEED

FROM DENNIS W. PETTY, ET UX

TO GEORGE E. NIEDERHAUSER, ET UX

Compliments of

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