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BOOK 5392 PAGE 356

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Frances E Polk
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF January 19 79

Notary Public

MY COMMISSION EXPIRES: 2-11-1980

(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
David J. Levine, Attorney at Law, 1119 Stahlman Building, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Niederhauser and wife (NAME)	Same (NAME)	
111 Vossland Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	129-8
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	10

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, I, FRANCES E. POLK (a widow)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GEORGE NIEDERHAUSER and wife, BETTYLYN M. NIEDERHAUSER

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. 2 on the Revised Plan of Lots 2, 3, and 4 of the Harding Woods Subdivision, as of record in Book 2854, page 130, Register's Office for said County.

Said Lot No. 2 fronts 180 feet on the southwesterly side of Vossland Drive and runs back 292.9 feet on the north line and 293 feet on the south line, to a dead line in the rear, on which it measures 180 feet.

Being the same property conveyed to Robert H. Polk and wife, Frances E. Polk by deed from Robert R. Watts and wife, Betty N. Watts of record in Book 5017, page 63, Register's Office for Davidson County, Tennessee. The said Robert H. Polk having since died.

This conveyance is made subject to restrictive covenants of record in Book 2998, page 498, and Book 3130, page 627, Register's Office for Davidson County, Tennessee; and the Plan of record in Book 2854, page 130, said Register's Office for Davidson County, which shows an owner's certificate, a 125 foot minimum building setback line from Vossland Drive, and a 10 foot easement for public utility easement along the rear and southerly lines of said lot.

This is unimproved ( ) improved (XXX) property, known as 111 (House Number) Vossland Drive (Street) Nashville, Tennessee 37205 (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 my hand this 23rd day of January, 19 79

Frances E Polk

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frances E. Polk

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of January 1979

Commission expires 3-11-1980

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

Frances E. Polk

TO

George Niederhauser and wife,

Bettylyn M. Niederhauser

F. 1. 2 7. 8 0.

IDENTIF. REFERENCE

FEB 5 1 18 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.