4946

SEND TAX BILLS:

First Federal Savings and Loan Association

236 4th Ave. North

Nashville, Tennessee

Map Parcel No.
4D 65180
75-4
Par. 159

BOOK 5419 PAGE 31

This instrument was prepared by:
CARL H. OLDHAM
ATTORNEY AT LAW
Hendersonville, Tenn. 37075

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, DENNIS T. ROSENHAGEN AND WIFE, SHARON L. ROSENHAGEN, hereinafter called the GRANTOR, has this day bargained and sold and by these presents does transfer and convey unto GENE E. TIDWELL AND WIFE, BOBBIE J. TIDWELL, as tenants by the entirety, hereinafter called the GRANTEE, their heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 409 on the Plan fo Section Six, Tulip Grove, of record in Book 4460, Page 19, Register's Office for said County.

Said Lot No. 409 fronts 95.0 feet on the easterly margin of Augusta Drive and extends back 150.92 feet on the northerly line and 165.27 feet on the southerly line to a dead line in the rear, measuring 122.17 feet thereon.

Being the same property conveyed to Dennis T. Rosenhagen and wife, Sharon L. Rosenhagen by deed from Tucker L. Haynes and wife, Billie J. Haynes of record in Book 4601, Page 502, Register's Office for Davidson County, Tennessee.

As part of the consideration for this conveyance GRANTEE agrees to assume and promises to pay, according to the terms and conditions thereof, the unpaid balance due on a first mortgage deed of trust of record in Book 4601 , Page 504 , Register's Office for Davidson County, Tennessee. and as assigned in Book 4683, Page 14, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the GRANTEE, their heirs, successors and assigns, forever.

AND THE GRANTOR covenants with the GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as herein provided.

CARL H. OLDHAM
ATTORNEY AT LAW
HENDERSONVILLE, TENN.

Buyers address

THE GRANTOR further covenants and binds themselves, their heirs, successors and representatives to warrant and defend the title to the said land to the GRANTEE their heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTOR has hereunto set their hand on this the 6th day of April, 1979.

Dennis T Rosenhagen Sharon L. Rosenhagen

DENNIS T. ROSENHAGEN SHARON L. ROSENHAGEN

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named DENNIS T. ROSENHAGEN AND WIFE, SHARON L. ROSENHAGEN the bargainor 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 the 6th day of April 1979.

Rebecca L. Sanders
NOTARY PUBLIC

My Commission Expires:
8/21/82

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $ 65,000.00

Gene E. Tedford
AFFIANT

Subscribed and sworn to before me, this the 6th day of April, 1979.

Rebecca L. Sanders
NOTARY PUBLIC

My Commission Expires:
8/21/82

CARL H. OLDHAM
ATTORNEY AT LAW
HENDERSONVILLE, TENN.

FILED
APR 10 9 17 AM '79
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

IDENTIFICATION REFERENCE

F-23319

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5419 PAGE 33

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

65000.00- CO
169.00 CO TX
.50 PRFEE
4.00 WDEED
CHECK 173.50-
4946A04/10/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-23319

IDENTIF. REFERENCE

APR 10 9 17 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 676336