This instrument prepared by: Homer R. Avers, Attorney, 223 Madison Street,

5469-448

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Mr. & Mrs. Thomas J. Dietz (NAME)	First Federal Savings & Loan (NAME)	Map 142-2
118 Carriage Drive (STREET ADDRESS OR ROUTE NUMBER)	236 4th Avenue North (STREET ADDRESS)	Parcel 107
Bellevue, Tennessee 37221 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ---------- $10.00 ----------

TEN AND NO/100 ---------- DOLLARS

Cash in hand paid by the Grantees, Thomas J. Dietz and wife, Marilyn Dietz, the receipt of which is hereby acknowledged; and the assumption and agreement to pay the present principal balance, plus interest, of a note dated May 16, 1975, payable to First Federal Savings & Loan Association of Nashville and secured by a deed of trust of record in Book 4914, page 356, Register's Office for Davidson County, Tennessee,

we, David C. Bowen and wife, Marcia F. Bowen

have bargained and sold, and by these presents do transfer and convey unto the said THOMAS J. DIETZ and wife, MARILYN DIETZ

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Lot No. 159 on the Plan of Cross Timbers, Section III, of record in Book 4175, page 21, Register's Office for Davidson County, Tennessee.

Said Lot No. 159 fronts 87.8 feet on the easterly margin of Carriage Drive and extends back, 103.3 feet on the northerly line and 143.30 feet on the southerly line, to a line in the rear, which is a broken lines, on which it measures 136.60 feet.

Being the same property conveyed to David C. Bowen and wife, Marcia F. Bowen by deed from James A. Fleming and wife, Sarah P. Fleming, of record in Book 5006, page 974, Register's Office for Davidson County, Tennessee.

David C. Bowen and wife, Marcia F. Bowen, do hereby assign unto Thomas L. Dietz and wife, Marilyn Dietz, all of their right, title and interest in and to the escrow account for property taxes and hazard insurance, held by the First Federal Savings & Loan Association of Nashville.

This conveyance is subject to recorded restrictions, easements and building setback lines; and to the 1979 Metro tax which has been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 118 Carriage Drive (House Number) (Street)

Bellevue, Tennessee 37221

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 23rd day of July, 19 79

David C. Bowen

Marcia F. Bowen

This instrument prepared by: Homer R. Avers, Attorney, 223 Madison Street.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5469 PAGE 449

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named David C. Bowen and wife, Marcia F. Bowen

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 23rd day of July, 1979.

My commission expires Jan. 18, 1982 Notary Public L. D. Richardson

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 66,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Thomas J. Dietz

Sworn to and subscribed before me
this 23rd day of July, 1979.

My commission expires Jan. 18, 1982 Notary Public L. D. Richardson

This instrument was prepared by:
Briley, Richards & Wrenne, Attorneys, 344 4th Avenue North, Nashville, Tn.
Name Address 37219

F. 41538 T
IDENTIF. REFERENCE
Jul 23 11 04 AM '79
FELIX [illegible] II REGISTER
DAVIDSON COUNTY, TENN.

255330 r
WARRANTY DEED
FROM
DAVID C. BOWEN ET UX
TO
THOMAS J. DIETZ ET UX

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

FILE PIONEER TITLE CO.

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

BOOK 5469 PAGE 450

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

66500.00- CO
172.90 CO TX
.50 PRFEE
6.00 WDEED
CHECK 179.40-
8258A07/23/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 41536

IDENTIF. T REFERENCE

JUL 23 11 04 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 698939