John W. Kelley, Jr.
Ortale, Kelley, Herbert & Crawford
22nd Floor, L & C Tower
Nashville, Tennessee 37219

BOOK 5485 PAGE 142

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
84-14-186	Mr. James W. Ditenhafer	Western Pacific Financial Corp. 1201 East Highland Avenue San Bernardino, Calif. 92404
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
3DZ-41150	203 Cottage Lane	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

DOROTHY S. TARKINGTON, TRUSTEE, WITH FULL POWER, pursuant to the power and authority vested in me by deed of record in Book 5380, page 593, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES W. DITENHAFER

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 54 on the Plan of Donelson Meadows, as of record in Book 1835, page 35, described as follows:

BEGINNING at a point in the easterly margin of Cottage Lane at the common corner of Lots 53 and 54; thence with the line between said lots easterly 180 feet to a poin in the west line of Lot 58; thence with the line between Lots 54 and 58 southerly 52 feet to the corner of said lots and of Lot 56; thence with the line between Lots 54 and 56, southwesterly 67 feet to the common corner of said Lots and of Lot 55; thence with the line between Lots 54 and 55 westerly 120.6 feet to the easterly margin of Cottage Lane; thence with the margin of said Lane, northerly 83 feet to the beginning.

Being the same property conveyed to Dorothy S. Tarkington, Trustee with full power, by deed from Lois E. Swann as of record in Book 5380 page 593.

This conveyance is made subject to restrictions of record in Book 1847, page 469.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is 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 1979 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 16th day of August, 1979.

Dorothy S. Tarkington, Trustee

Dorothy S. Tarkington, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Dorothy S. Tarkington, Trustee with Full Power the bargainor(s), 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, the 16 day of August, 19 79.

My commission expires: 4-18-82

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF August 19 79

MY COMMISSION EXPIRES: 4-18-82 (AFFIX SEAL) Notary Public

F 47301

IDENTIF. REFERENCE

AUG 20 3 47 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

56 3 | WARRANTY DEED | FROM DOROTHY S. TARKINGTON, | TRUSTEE WITH FULL POWER | .20- | TO JAMES W. DITENHAFER | CHECK

File Pruceed 2 Lots

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____

Notary Public

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

RECEIVED OF _____

FOR _____

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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
			34500.00-	CO
			89.70	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	96.20-
5608A08/20/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 47301

IDENTIF. REFERENCE

AUG 20 3 47 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 706083