FILE BOX 4

79-10-32

BOOK 5514 PAGE 868

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF OCTOBER 19 79.

Notary Public

MY COMMISSION EXPIRES: 11/7/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 1208 FIDELITY FEDERAL BUILDING, NASHVILLE, TN.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD J. LARSEN ETUX	HOME FEDERAL S & L ASSOCIATION	145-8-4
(NAME)	(NAME)	
1049 RIDGEVIEW DRIVE	230 FOURTH AVENUE NORTH	OH 11844
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TN.	NASHVILLE, TENNESSEE	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, LEE FRANCIS NOEL AND WIFE, EMILY JORDAN NOEL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD J. LARSEN AND WIFE, DIANE K. LARSEN

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. 12 on the Plan of Lealand Manor, Third Addition, a part of the Overton Lea Estate, described according to a survey made by William A. Pitts, Surveyor, as follows:

BEGINNING on the southerly margin of Ridge View Drive, at the northeast corner of the property conveyed to Raymond A. Perry and wife, by deed from laura Lea Robertson of record in Book 1357, page 497, Register's Office for said County; being the corner of Lots Nos. 12 and 13; thence with the line between said two lots southwardly 394.4 feet; thence south 45 deg. 55' east 150 feet to the corner of Lot Nos. 11 and 12; thence with the line between said two lots northwardly 380.9 feet to the southerly margin of Ridge View Drive; thence with same westwardly 199.23 feet to the beginning, containing 1.35 acres, more or less.

BEING the same property conveyed to Lee Francis Noel and wife, Emily Jordan Noel by deed from William Roy Baker Jr. and wife, Patricia B. Baker of record in Book 4649, page 398, Register's Office for Davidson County, Tennessee.

As part of the above consideration, the Grantees herein assume and agree to pay the unpaid balance owing on a certain note executed by the Grantors herein to Home Federal S & L Association in the original principal amount of $72,000.00 of record in Book 5170, page 736, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 1081, page 643 and in Book 1855, page 302,said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

unimproved ( )
This is improved (X) property, known as 1049 RIDGEVIEW DRIVE NASHVILLE, TN.
(House Number) (Street) (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 our hand S this 16th day of OCTOBER, 1979

Lee Francis Noel
LEE FRANCIS NOEL

Emily Jordan Noel
EMILY JORDAN NOEL

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 LEE FRANCIS NOEL AND WIFE, EMILY JORDAN NOEL

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 16th day of OCTOBER, 1979

Commission expires 11/7/79

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

F57963

WARRANTY DEED

FROM

LEE FRANCIS NOEL AND WIFE,

EMILY JORDAN NOEL

TO

RICHARD J. LARSEN AND WIFE,

DIANE K. LARSEN

IDENTIF. REFERENCE

OCT 16 3 29 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

130000.00- CO
336.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 344.50-
B964A10/16/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.57963

T
IDENTIF. REFERENCE

OCT 16 3 29 PM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 719053