570 10/10 120.35- CHECK

WARRANTY DEED

BOOK 5663 PAGE 159

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,104.59

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF July, 1980.

Notary Public

MY COMMISSION EXPIRES: October 17, 1982

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 907 Two Mile Pky., Goodlettsville, TN 37072

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DOUGLAS R. BERRY, et al (NAME)	FIRST FEDERAL SAVINGS & LOAN (NAME)	18-7
P. O. Box 976 (STREET ADDRESS OR ROUTE NUMBER)	236 Fourth Avenue North (STREET ADDRESS)	102
Goodlettsville, Tn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	GO 11949

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, EDWARD D. RAETZLOFF and wife, BARBARA A. RAETZLOFF

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DOUGLAS R. BERRY and JAMES A. TIDWELL, tenants in common

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:

Being Lot No. 38 on the Plat of Charleston Square Subdivision, Section One, of record in Book 4860, pages 37 & 38, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 38 fronts 43.63 feet on the cul-de-sac of Bryan House Drive and extends back between lines 157 feet on the northerly line and 171 feet on the southerly line to a line on the rear on which it measures 181.3 feet.

Being the same property conveyed to Edward D. Raetzloff and wife, Barbara A. Raetzloff by deed from Riverwood Homes, Inc., of record in Book 5264, page 95, Register's Office for Davidson County, Tennessee.

As a portion of the consideration for the within conveyance, the Grantees agree to assume the indebtedness to First Federal Savings and Loan Association of Nashville, secured by a Deed of Trust of record in Book 5264, page 97, Register's Office for Davidson County, Tennessee, with a balance of approximately $41,104.59.

This is unimproved ( ) improved (X) property, known as 206 Bryan House Road, Goodlettsville, Tn. 37072
(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 21st day of July, 19 80

Edward D. Raetzloff
EDWARD D. RAETZLOFF
by William M. Gardner
Attorney-in-Fact

Barbara A. Raetzloff
BARBARA A. RAETZLOFF

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara A. Raetzloff

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 Goodlettsville, Tennessee, this 21st day of July, 19 80

Commission Expires October 17, 1982

Notary Public

STATE OF
County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared , 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 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 official seal at office at on this the day of , 19

My commission expires

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William M. Gardner, to me know to be the person who executed the foregoing instrument in behalf of Edward D. Raetzloff, and who acknowledged that he executed the same as the free act and deed of the said Edward D. Raetzloff.

Witness my hand and official seal at Goodlettsville, Tennessee, this 21st day of July, 1980.

NOTARY PUBLIC

My Commission Expires: October 17, 1982.

WARRANTY DEED

FROM
EDWARD D. RAETZLOFF, et ux

TO
DOUGLAS R. BERRY, et al

G. 1. 2. 0. 1. 4

IDENTIF. REFERENCE

OCT 10 9 05 AM '80

FELIX E. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF ~~BOOK~~ 5663 ~~PAGE~~ 161

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

47104.69- CO
122.46 CO TX
.50 PRFEE
6.00 WDEED
CHECK 128.96-
7570A10/10/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.I.2.0.1.4

T
IDENTIF. REFERENCE

OCT 10 9 05 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 785248