FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF June 19 76

Notary Public

MY COMMISSION EXPIRES: 12/5/78

(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
WILLIS & KNIGHT, 700 Union Street, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Zerega & Donna Zerega (NAME)	Lomas & Nettleton Company (NAME)	129-12/59
1007 Percy Warner Blvd. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1026 (STREET ADDRESS)	
Nashville, Tenn. 37205 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Va. 23461 (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, Webb Henry Weitzel & Wife, Lois N. Weitzel

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Zerega & Wife, Donna Zerega

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. 262 on the Plan of Warner Park Valley, Section 1, of record in Book 3600, pages 12, 13 and 14, Register's Office for said County, to which plat reference is here made for a more complete description of said lot.

Being the same property conveyed to Webb Henry Weitzel and wife, Lois N. Weitzel by deed from Murphree Realty Co. of record in Book 3676, page 533, Register's Office for Davidson County, Tennessee.

As partial consideration of this conveyance, Grantees have assumed the balance of a note executed by Grantors and secured by a Deed of Trust of record in Book 3715, page 229, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) improved property, known as 1007 Percy Warner Blvd., Nashville, Tennessee 37205
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

1976 taxes have been pro-rated and assumed by Grantees.

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 23rd day of June, 19 76

Webb Henry Weitzel

Lois N. Weitzel

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Virginia A. Crownover, a Notary Public in and for said County and State, the within named Webb Henry Weitzel and Lois N. Weitzel

the bargainors, 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 June 1976

Commission expires 12/5/79

Virginia A. Crownover
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

WARRANTY DEED

FROM
Webb Henry Weitzel & Wife, Lois N. Weitzel

TO
James Zerega & Wife, Donna Zerega

055269

IDENTIFICATION REFERENCE

JUN 24 1 24 PM '76

FEE PAID REGISTER DAVIDSON CO. TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN 24 76	CONV	45,000.00			
JUN 24 76	S'TAX		B*	117.00	
JUN 24 76	TR'FEE		B*	.50	
JUN 24 76	W'DEED		B*	4.00	* 121.50

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