This instrument prepared by: Andrew D. Tanner, Attorney
507 American Trust Building
Nashville, Tennessee 37219

BOOK 5042 PAGE 283

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles E. Ferrell, Sr.	Guaranty Mortgage Company	6DA-15654
(NAME)	(NAME)	
229 Glenrose Avenue	First American Center	Map 119-1
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37211	Nashville, Tennessee 37238	Par. 190
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated November 8, 1973, and filed for ~~record~~ record November 9, 1973, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 4763, page 416, and note of even date thereby secured, in the original principal amount of $14,000.00, payable to Guaranty Mortgage Company of Nashville, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price. The grantee further hereby assumes the obligation of James E. Zeis and wife, Ila Lois Zeis, under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

WE, JAMES E. ZEIS and wife, ILA LOIS ZEIS,

have this day bargained and sold, and do hereby transfer and convey unto the said

CHARLES E. FERRELL, SR.,

his *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

BEING Lot No. 3 on the Revised Plan of First Mortgage Bond Company's Subdivision of Block "B" Overhill City Subdivision, of record in Book 843, page 28, Register's Office for said County.

SAID Lot No. 3 fronts 45 feet on the southerly margin of Glenrose Avenue and extends back between lines with the westerly margin of Burbank Avenue 128 feet to a dead line measuring 44.7 feet thereon.

BEING the same property conveyed to James E. Zeis and wife, Ila Lois Zeis by deed from Evelyn P. Truitt Vick, of record in Book 4763, page 414, Register's Office for Davidson County, Tennessee.

It is expressly agreed and understood that all right, title and interest in and to the escrow account is hereby transferred to said grantee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $15,806.73

Subscribed and sworn to before me, this the 1st day of July 19 76

Affiant

My commission expires: (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 229 Glenrose Avenue, Nashville, Tennessee 37211
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Charles E. Ferrell, Sr.

his *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as abovementioned.

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Charles E. Ferrell, Sr.,

his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* first *day of* July, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James E. Zeis
James E. Zeis

Ila Lois Zeis
Ila Lois Zeis

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James E. Zeis and wife, Ila Lois Zeis

the within named 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 1st day of July, 1976.

Ina N. Kent Notary Public

Commission expires [illegible] 3, 1979

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Witness my hand and seal, at office in _____, this _____ day of _____, 19_____.

_____ Notary Public

Commission expires _____

JUL-6??	CONV	15,806.73			
JUL-6??	S'TAX		B*	41.08	
JUL-6??	PR'FEE		B*	.50	
JUL-6??	W'DEED		B*	4.00	* 45.58

WARRANTY DEED

FROM

JAMES E. ZEIS, ET UX

TO

CHARLES E. FERRELL, SR.

D 5 6 9 1 2

IDENTIFICATION REFERENCE

JUL 6 11 36 AM '76

FEE [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Mail to: Nixon-Kent Realty Co., Inc., 2535 Franklin Road, Nashville, Tennessee 37204