Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

34,500.00

James H. Valentine
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF OCTOBER, 1977

Notary Public

MY COMMISSION EXPIRES: 2-21-81

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
THOMPSON & CRAWFORD, ATTORNEYS, 15th FLOOR, 1st AMERICAN BLDG., NASHVILLE, TN. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James H. Valentine (NAME)	Allstate Enterprises Mortgage Corporation (NAME)	MAP 61-15
3808 Oxford Avenue (STREET ADDRESS OR ROUTE NUMBER)	525 N. Cabrillo Park Drive, #200 (STREET ADDRESS)	PARCEL 387
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Santa Ana, CA 92701 (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, Bonnie Zusy and husband, Raymond E. Zusy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James H. Valentine and wife Debra F. Valentine

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 parts of Lots Nos. 264 and 265 on the Plan of Inglewood Place, as of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee, more described as follows:
BEGINNING on the westerly margin of Oxford Street, at a point 300 feet north of the northerly margin of Stratford Avenue, said point being 35 feet south of the corner of Lots Nos. 264 and 265; thence westwardly and parallel with the line between said two lots 207.4 feet to the easterly line of Lot No. 270; thence with the easterly line of Lots No. 270 and 271 northwardly 66.4 feet to an iron pin; thence eastwardly 78.6 feet to a point which is 109.3 feet southerly from the southerly margin of Newman Avenue; thence northwardly 109.3 feet to a point in the southerly margin of Newman Avenue at it's easterly terminus which said point is 99 feet easterly from the common corner of Lots Nos. 264 and 272; thence eastwardly with the northerly line of Lot No. 264, 119.7 feet to the westerly margin of Oxford Street; thence southwardly along said margin of Oxford Street 145.8 feet to the point of beginning.

BEING the same property conveyed to Bonnie Zusy by deed from B. P. Shirley, a widower, of record in Book 4344, Page 923, Register's Office for said County.

This conveyance is subject to any existing easements of record.

This is ( ) unimproved ( ) improved property, known as 3808 Oxford Avenue (House Number) (Street) Nashville, Tn 37216 (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 my hand this 26TH day of OCTOBER, 19 77

Bonnie Zusy

Raymond E. Zusy

BOOK 5215 PAGE 328

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bonnie Zusy and husband, Raymond E. Zusy

the bargainor S, with whom I am personally acquainted, and who acknowledged that XXX they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26TH day of OCTOBER, 19 77.

Commission expires 2-21-79

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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 Bonnie Zusy

TO James H. Valentine

E 33588

IDENTIF. REFERENCE

Oct 28 8 38 AM '77

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

THOMPSON & CRAWFORD
ATTORNEYS AT LAW
15th FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

OCT 28 77	CONV	34,500.00			
OCT 28 77	S'TAX		B*	89.70	
OCT 28 77	PR'FEE		B*	.50	
OCT 28 77	M'DEED		B*	4.00	* 94.20