This instrument prepared by: Thomas M. Black, Attorney at Law, 223 Madison Street, Madison, Tennessee 37115

HOME LOAN ASSOCIATION

112729-O

WARRANTY DEED

BOOK 5275 PAGE 861

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
L. L. ZUMSTEIN, ET UX	Fidelity Federal Savings & Loan	Map 51-7
(NAME)	(NAME)	
304 Due West Avenue	401 Union	Parcel 39
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	a.e.
Madison, Tennessee 37115	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of --------TEN AND 00/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

E. L. MARLEY, F. B. COTHREN, J. H. WHITEHEAD, F. W. FOSTER, AND L. L. ZUMSTEIN, Partners doing business as IMPERIAL RETIREMENT CENTER ASSOCIATES, a Partnership, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said L. L. ZUMSTEIN AND WIFE, JUNE E. ZUMSTEIN, hereinafter referred to as Grantees, their

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

Being Lot No. 1 of Imperial Retirement Center Associates Resubdivision of Part of Lot No. 1 and Lot No. 2, Stratton Place Subdivision, of record in Book 5190, page 75, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 1 fronts 117.9 feet on the northerly side of West Due West Avenue and extends back 213.7 feet along the westerly line and 214.6 feet along the easterly line to a line in the rear measuring 117.9 feet thereon.

Being a portion of the same property conveyed to E. L. Marley, et al, by deed from W. Y. Draper, et al, of record in Book 4879, page 76, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 25,000.00

Subscribed and sworn to before me, this the 19th day of April 19 78

Affiant

My commission expires: 11/13/79 (Affix Seal)

Notary Public

M. BLACK NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

This is unimproved ( ) improved (XX) property, known as 304 Due West Avenue, Madison, Tennessee 37115 (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 Grantees, their

(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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their

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

Witness our *hand* s *this* 31st *day of* March, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

IMPERIAL RETIREMENT CENTER ASSOCIATES, A Partnership

E. L. Marley

J. H. Whitehead

F. B. Cothren

F. W. Foster

L. L. Zumstein

BOOK 5275 PAGE 862

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, L. L. Zumstein and F. B. Cothren

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 Madison, Tennessee, this 31st day of March, 19 78.

Thom M Blackmon
Notary Public

Commission expires 11/13/79

THOMAS M. BLACKMON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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.....

WARRANTY DEED

FROM

TO

E 60957

IDENTIF. REFERENCE

APR 20 2 31 PM '78

FELIX Z. ZANDER, REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

STATE OF MINNESOTA:
COUNTY OF Hennepin : BOOK 5275 PAGE 863

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, E. L. MARLEY, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Minneapolis, Minnesota, this 8th day of March, 1978.

NOTARY PUBLIC

My Commission Expires: June 26, 1984 (SEAL)

P.S. YOUNG
NOTARY PUBLIC - MINNESOTA
HENNEPIN COUNTY
My Commission Expires June 26, 1984

STATE OF GEORGIA:
COUNTY OF _____:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. H. WHITEHEAD, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Decatur, Georgia, this 27th day of March, 1978.

NOTARY PUBLIC

My Commission Expires: Notary Public, Georgia, State at Large My Commission Expires Feb. 7, 1982

(SEAL)

10 FAYETTE COUNTY GEORGIA NOTARY PUBLIC STATE AT LARGE

STATE OF VIRGINIA:
COUNTY OF Augusta :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, F. W. FOSTER, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Staunton, Virginia, this 16th day of March, 1978.

Elizabeth E. Marshall
NOTARY PUBLIC

My Commission Expires: My Commission Expires December 16, 1979

(SEAL)

NOTARY PUBLIC CITY OF STAUNTON, VIRGINIA ELIZABETH E. MARSHALL

APR20⁰⁰	CONV	25,000.00			
APR20⁰⁰ S'TAX			B*	65.00	
APR20⁰⁰ PR'FEE			B*	.50	
APR20⁰⁰	W'DEED		B*	6.00	* 71.50