This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

WARRANTY DEED

BOOK 5279 PAGE 632

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary Ella Zelenik	Mortgage Corporation of the South	Map 117-3
2909 Sharon Hill Circle (STREET ADDRESS)	P. O. Box 10726 (STREET ADDRESS)	Parcel 113
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Birmingham, Ala. 35202 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

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

cash in hand paid by Mary Ella Zelenik and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Mary Ella Zelenik has assumed and agrees to pay the unpaid balance of an original indebtedness in the amount of $33,750.00, secured by Deed of Trust of record in Book 5193, page 793, Register's Office for Davidson County, Tennessee,

I, H. Frank Tanquary, Jr., unmarried,

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

her *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, described as follows; to-wit:
Being part of Lot No. 4 on the Plan of Sharon Hill Circle, of record in Book 1424, page 115, Register's Office for said County. Said Lot No. 4 fronts 125.0 feet on the northerly margin of Sharon Hill Circle and extends back 152.0 feet, more or less, on the easterly line and 157.9 feet, more or less, on the westerly line to the southerly margin of the property conveyed to the State of Tennessee by deed from Emory L. Johnson and wife, Aileene E. Johnson, of record in Book 4716, page 217, Register's Office for said County, and measures 172.0 feet, more or less, along said southerly margin of said property conveyed to the State.

Being the same property conveyed to H. Frank Tanquary, Jr. by deed from Lee Norman and wife, Shirley Norman, of record in Book 5193, page 791, Register's Office for said County.

This conveyance is made subject to an easement for public utilities, a building setback line, and conditions of owner's certificate, as shown on plan of record in Book 1424, page 115; and an easement granted to State of Tennessee, by Deed from Emory L. Johnson and wife, Aileene E. Johnson, of record in Book 4716, page 217, 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 $ 46,500.00

Subscribed and sworn to before me, this the 1st day of May 19 78

Affiant Mary Ella Zelenik

My commission expires: 4/21/80 (Affix Seal)

Notary Public Mary Emerson

unimproved ( )
This is improved (X) property, known as 2909 Sharon Hill Circle, Nashville, Tennessee
(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 Mary Ella Zelenik, her *(successors),*

heirs and assigns forever. I *covenant that* I am *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 for 1978 taxes which are prorated and assumed by the grantee.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Mary Ella Zelenik, her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 1st *day of* May, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

H. Frank Tanquary, Jr.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emery, *a Notary Public in and for said County and State,* H. Frank Tanquary, Jr.

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee *this* 1st *day of* May, *19* 78.

Mary Emery
Notary Public

Commission expires 4/21/80

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 .....

MAY-1 78	CONV	46,500.00			
MAY-1 78 S'TAX			B*	120.90	
MAY-1 78 PR'FEE			B*	.50	
MAY-1 78	W'DEED		B*	4.00	* 125.40

PLEASE RETURN TO
CHICAGO TITLE INS. 9034249
FIRST AMERICAN CTR. STE. 2100
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM
H. Frank Tanquary, Jr.

TO
Mary Ella Zelenik

E. 6. 2 7. 3. 7.

IDENTIF. REFERENCE

MAY 1 1 26 PM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238