B 5285 PAGE 925

...ES, BASS & SIMS
2700 First American
Center
Nashville, TN 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fisher C. de Zevallos (NAME:)	Same (NAME:)	104-3-355
108 Harding Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Thirty-Two Thousand Two Hundred Eighty-Seven Dollars and Sixty Two Cents ($32,287.62) *DOLLARS*

of which part has been paid in cash by Fisher C. de Zevallos, the receipt of which is hereby acknowledged, and for the remainder of which Fisher C. de Zevallos, by acceptance of this deed, has assumed the balance of two indebtednesses evidenced by two notes, the first in the original amount of $22,500 payable to Home Federal Savings & Loan Association of Nashville, said note being secured by a Deed of Trust from Horace U. Henley and wife, Betty Henley, to Attorney's Title Company, Inc., Trustee, of record in Book 4796, page 320, Register's Office Davidson County, Tennessee, and the second being in the original amount of $10,000 to Horace U. Henley from James A. Crossman and wife, Mary B. Crossman, said note being secured by a vendor's lien and trust conveyance to Hunter Short, Trustee, contained in an installment deed of record in Book 4838, page 506, said Register's Office,

James A. Crossman and wife, Mary B. Crossman,
/ *have bargained and sold, and by these presents do transfer and convey unto the said* Fisher C de Zevallos, his *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 the southwesterly part of lot No. 269 on the Map of Richland Realty Company's Second Subdivision, Division "B", as of record in Book 332, pages 92 and 174, Register's Office for said County, described as follows:

Beginning on northerly margin of Central Avenue at the southwest corner of the property conveyed Union Development Company, by deed from Horace J. Allen and wife, of record in Book 2400, page 426, said Register's Office, said point being 50 feet west of the westerly margin of Park Circle; thence with the northerly margin of Central Avenue westwardly 50 feet to the corner of Lots No. 268 and 269; thence with the line between said two lots, northwardly 146 feet to a point 43 feet south of the southerly line of Lot No. 270; thence eastwardly 51 feet, more or less, to the northwest corner of said Development Company's property; thence with the easterly line of said Development Company's property southwardly 138 feet to the beginning, together with a 9 foot easement for the ingress and egress to property across the northerly portion of adjacent property to the east, as shown on deed of record in Book 2400, page 426, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 32,287.62

Subscribed and sworn to before me, this the 11-4 day of ..., 19 75

Affiant

My commission expires ... 19 ...
(Affix Seal)

Notary Public

The above described property was conveyed to James Alvin Crossman and wife, Mary B. Crossman, by deed from Horace U. Henley of record in Book 4838, page 506, said Register's Office.

This conveyance is expressly subject to the following:

(1) 1978 real property taxes which are assumed by Grantee.
(2) Sewer easement of record in Book 724, page 541 Register's Office Davidson County, Tennessee.
(3) Easement for ingress and egress retained in deed from Horace J. Allen and wife, Helen D. Allen, to Union Development Company of record in Book 2400, page 426, said Register's Office.
(4) Metropolitan Letter and the zoning violation therein described, said letter being of record in Book 4576, page 531, said Register's Office.

E 85510

IDENTIF. REFERENCE

MAY 15 3 43 PM '78

FILED & RECORDED IN REGISTER'S OFFICE DAVIDSON COUNTY, TENN.

This is improved (X) unimproved ( ) property, known as 3502 Central Avenue, Nashville, Tennessee 37205
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Fisher C. de Zevallos, his *heirs and assigns, forever.*

And grantors *do covenant with the said* Fisher C. de Zevallos *that* they are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.,* except as set forth above.

And grantors *do further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to the said land to the said* Fisher C. de Zevallos, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 11th *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.*

James A. Crossman

James A. Crossman

Mary B. Crossman

Mary B. Crossman

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Hilbert K. Berry Jr., a Notary Public in and for said County and State, the within named James A. Wilson and Ray H. Cannon

the bargainor, 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 8th day of May, 19 75.

Hilbert K. Berry Jr., Notary Public

Commission Expires October 18, 1981

NOTARY PUBLIC STATE OF TENNESSEE

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

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

Witness my hand and official seal at, this day of, 19.

, Notary Public.

Commission Expires.

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 purposes therein contained, by signing the name of the corporation by self as .

MAY 15 '75 S'TAX B* 82.98
MAY 15 '75 R'FEE B* .50
MAY 15 '75 REGD.TAX 6.00
MAY 15 '75 REGD.FEE 1.00
MAY 15 '75 CLERK 90.48

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

Notary Public

Commission Expires.