This instrument was prepared by:
Robert N. Buchanan, III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

BOOK 5306 PAGE 800

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,000.00

Robert A. Zika
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 1978.

Notary Public

MY COMMISSION EXPIRES: Feb 25, 1980

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert A. Zika (NAME)	Fidelity Federal Savings & Loan (NAME)	117-9
2600 Abbott Martin (STREET ADDRESS OR ROUTE NUMBER)	401 Union St. (STREET ADDRESS)	Par. 35 2nd
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	7DA-39620

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, Stephen K. Rush and wife Nancy B. Rush

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert A. Zika and wife Gail H. Zika

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 an unnumbered tract on the unrecorded plan of a resubdivision of part of Lot No. 3 on the Plan of the Billington's Subdivision of part of Lot No. 2 of the Compton Lands, as of record in Book 547, page 116, said Compton Plan being of record in Plan Book 2, page 58, of the Chancery Court at Nashville and described according to a survey by Wm. Collier Parrish, Associates, Engineers, dated January 23, 1965 as follows: BEGINNING at a square corner stone in the northerly margin of Abbott Martin Road, formerly Abbot Road, at the southeast corner of the property conveyed to S. G. Browning, Jr., and wife of record in Book 1452, page 271; thence with the line between the Browning tract and the subject tract and an old fence line, northwardly 228.3 feet to the southwest corner of the property conveyed to John E. Gooden and wife, by deed of record in Book 1913, page 261; thence with Gooden's south line and a fence line, eastwardly 123.8 feet to an iron pin set by others at the northwesterly corner of the tract conveyed to William F. O'Donnell and wife by deed of record in Book 2299, page 597; thence with O'Donnell's westerly line, southwardly 244 feet to a point in the northerly margin of Abbott Martin Road, the southeast corner of the subject tract and the southwest corner of the O'Donnell tract; thence with said margin of said Abbott Martin Road, as relocated, northwestwardly 127 feet to the point of beginning. BEING the same property conveyed to John O. Barksdale and wife Virginia G. Barksdale by deed from Eldon B. Swensson and wife, Lois L. Swensson as of record in Book 4250, page 291, Register's office, Davidson County, Tennessee. Being the same property conveyed to Stephen K. Rush and wife Nancy B. Rush by deed from John O. Barksdale and wife Virginia G. Barksdale of record in Book 4743, page 558, Register's office, Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2600 Abbott Martin Road, Nashville, Tennessee 37215
(House Number) (Street) (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 our hand s this 30th day of June, 19 78

Stephen K. Rush

Nancy B. Rush

STATE OF TENNESSEE
Davidson County

BOOK 5306 PAGE 801

Personally appeared before me, Robert N. Buchanan, II, a Notary Public in and for said County and State, the within named Stephen K. Rush and wife Nancy B. Rush

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 30th day of June 19 78.

Commission expires February 25, 1980 Robert N. Buchanan, II
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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) 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

57-0207-3

WARRANTY DEED

FROM
Stephen K. Rush and
Nancy B. Rush

TO
Robert A. Zika and
Gail H. Zika

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

E 74697

IDENTIF. REFERENCE

JUL 3 3 16 PM '78

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL-3 78	CONV	59,000.00		
JUL-3 78	S'TAX		B* 153.40	
JUL-3 78	PR'FEE		B* .50	
JUL-3 78	W'DEED		B* 4.00	* 157.90