This instrument prepared by:
Thomas J. Stack, Jr. Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5492 PAGE 685

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Arthur W. Zeleznik	First Tennessee Bank N.A. Memphis	Map 104-11
(NAME)	(NAME)	
2607 Barton Avenue	P. O. Box 474	parcel 232
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37212	Memphis, Tennessee 38101	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by Arthur W. Zeleznik and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Edward Richey and wife, Candace Richey,

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

Arthur W. Zeleznik

his *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 66 on the Map of Bransford Realty Company's Subdivision of the Edgar Jones Home Place, as of record in Book 421, page 7, Register's Office for said County.

Said Lot No. 66 fronts 60 feet on the southerly side of Barton Avenue and runs back between parallel lines, 260 feet to an alley.

The above property was conveyed to Edward Richey and wife, Candace Richey by deed from Mahlon Stovall and wife, Frances W. Stovall of record in Book 5428, page 174, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 74,000.00

Subscribed and sworn to before me, this the 27 day of August 19 79

Affiant

My commission expires: 4-18-83

(Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 2607 Barton Avenue (House Number) (Street) Nashville, Tennessee 37212 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

Arthur W. Zeleznik

his *(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,* except 1979 taxes which have been prorated.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Arthur W. Zeleznik

his

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

Witness our *hand s this* 27 *day of* August, 19 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Edward Richey

Candace Richey

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Nancy Hicks, *a Notary Public in and for said County and State,* Edward Richey and wife, Candace Richey

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 Nashville, Tennessee
this 29 *day of* August, *19* 79

Nancy Hicks
Notary Public

NANCY KOTA NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires 4-18-82

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 .....

8934

RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED 236752

FROM
Edward Richey and wife,
Candace Richey
TO
Arthur W. Zeleznik

F. 49888

T
IDENTIF. REFERENCE

SEP 4 1 42 PM '79

FELIX Z. HANSON II REGISTER
DAVIDSON COUNTY, TENN.

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			74000.00- CO 192.40 CO TX .50 PRFEE 6.00 MDEED CHECK 193.90- 8934AD9/04/79 BAL .0	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 499888

IDENTIF. REFERENCE

SEP 4 1 42 PM '79

FELIX Z. WILSON — REGISTER
DAVIDSON COUNTY, TENN.

No. 709308