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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
VIRGINIA SINGLETON	First Tennessee Bank N.A.Memphis	150-1
(NAME) 477 Rural Hill Road	(NAME) P. O. Box 474	18
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37217	(STREET ADDRESS) Memphis, Tennessee 38101	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00 ---------- Ten & No/100 ---------- DOLLARS

cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption of the unpaid balance of a note dated November 6, 1978, payable to the order of First Tennessee Bank N.A.Memphis, in the original amount of $49,050.00, secured by a Deed of Trust of record in Book 5362, page 730, Register's Office for Davidson County, Tennessee.

We, Roy Thomas Zacharias and wife, Patsy D. Zacharias

have bargained and sold, and by these presents do transfer and convey unto the said Virginia Singleton, a single person

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No.217 on the Plan of Edge-O-Lake Estates, Section 1, of record in Book 3600, page 43, Register's Office for said County.

SAID Lot No.217 fronts 78 feet on the northerly margin of Rural Hill Road and runs back between lines 150.12 feet on the easterly line and 147.0 feet on the westerly line to a dead line on which it measures 91.60 feet.

BEING the same property conveyed to Roy Thomas Zacharias and wife, Patsy D. Zacharias by deed from Fred Nelson Shaw and wife, Ruth Ann Shaw of record in Book 5362, page 728, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements and restrictions of record, including: Owner's Certificate of record in Book 3600, page 43, Register's Office for said County; and restrictive covenants of record in Book 3679, page 279, Register's Office for said County.

This is improved (xx) unimproved ( ) property, known as 477 Rural Hill Road (House Number) (Street)

Nashville, Tennessee 37217 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 26th day of March, 19 80.

x Roy Thomas Zacharias x Patsy D. Zacharias

Roy Thomas Zacharias Patsy D. Zacharias

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roy Thomas Zacharias and wife, Patsy D. Zacharias

the 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 26th day of March, 19 80.

My commission expires 8-26-80 Notary Public Rebecca C. Ryan

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 61,640.16
This is equal to or greater than the property would bring at a fair and voluntary sale.

Virginia Zingleton

Sworn to and subscribed before me this 26th day of March, 19 80.

My commission expires 8-26-80 Notary Public Rebecca C. Ryan

This instrument was prepared by:		
INDEPENDENT TITLE COMPANY	Suite 1704 - 17th Floor, One Commerce Place	Nashville, Tennessee 37239
Name		Address

WARRANTY DEED

FROM Roy Thomas Zacharias, etux

TO Virginia Zingleton, a single person

F 82768

IDENTIFICATION REFERENCE

MAR 31 10 24 AM '80

REGISTER DAVIDSON COUNTY, TENN.

INDEPENDENT TITLE COMPANY
Suite 1704 - 17th Floor
One Commerce Place
Nashville, Tn. 37239
242-9612

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

[illegible]
160.15 CO TX
.50 PRFE
[illegible]
CHECK [illegible]
06/5A03/31/60 REC .50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

82768

MAR 31 10 24 AM '60

No. 749687