1-015,063-A

FORM NO. WD-1

BOOK 5704 PAGE 307

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January, 19 81

Notary Public

MY COMMISSION EXPIRES: September 25, 1982

(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

218 Third Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY		
NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. Joe Zalta	Same	Map 64-16
c/o Lawyers Title (NAME)	(NAME)	Parcel 4
219 Second Avenue N. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37201 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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: FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOE ZALTA

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:

LAND in Davidson County, Tennessee, being Lot A of the Jackson Square Commercial Subdivision of record in Book 4885, page 2, Register's office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING with an iron pin located in the eastern right-of-way margin of Andrew Jackson Parkway also being the radius of a 50.0 foot radius curve at the intersection of Andrew Jackson Parkway and Lebanon Road; thence with the easterly right-of-way of said Parkway N 4 deg. 25' W 50.0 feet to a point· thence N 87 deg. 56' E 189.60 feet to a point; thence S 1 deg. 45' E 100.0 feet to an iron pin in the northern right-of-way margin of Lebanon Road; thence S 87 deg. 56' W 136.77 feet to an iron pin; thence with a curve to the right having a radius of 50.19 feet and a length of 78.74 feet to the point of beginning, containing 0.418 acres, more or less.

BEING the same property conveyed to Fidelity Federal Savings & Loan Association, by deed of record in Book 4909, page 386, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to an easement for water lines as more fully set out by instrument of record in Book 4997, page 44, said Register's Office, and to an easement for sewer main as set out in Book 4910, page 838, said Register's Office.

This is unimproved (XX) improved ( ) property, known as Lebanon Road and Andrew Jackson Parkway, Nashville (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip) TN

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 my hand this 27th day of January, 19 81.

FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION

ATTEST Catherine C. Macpherson BY: Stanley D. Overton
President and Chairman of the Board

Catherine C. Macpherson, Corp. Secy.

STATE OF TENNESSEE
Davidson County

BOOK 5704 PAGE 308

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 _____, Tennessee, this _____ day of _____ 19__

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Dorothy L. Orange, a Notary Public within and for the State and County aforesaid, personally appeared Stanley D. Overton and Catherine C. Macpherson with whom I am personally acquainted and who upon (their oaths) acknowledged (themselves) to be the President & Chairman of the Board and Corporate Secretary respectively of the Fidelity Federal Savings & Loan Association the within named bargainor, a corporation, and that they as such President & Chairman of the Board and Corporate Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Stanley D. Overton as such President & Chairman, and attesting the same by the said Catherine C. Macpherson as such Corporate Secretary

Witness my hand and official seal at office at Nashville on this the 27th day of January, 19 81

My commission expires My Commission Expires JAN. 15, 1983

Dorothy L. Orange
Notary Public

G 2 6 9 4 4

IDENTIF. REFERENCE

JAN 27 2 36 PM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WARRANTY DEED

FROM
FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION

TO
JOE ZALTA

61127 352.50- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5704 PAGE 309

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
			133000.00- CO	
			345.80 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	352.30-
6824A01/27/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G26944

T
IDENTIF. REFERENCE

JAN 27 2 36 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 803835