THIS INSTRUMENT WAS PREPARED BY
Joseph B. Pitt, Jr.
Attorney-at-Law
First American Center
Nashville, Tennessee 37238

BOOK 5766 PAGE 409

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Thomas K. Knox &Karen W. Knox | First Tennessee Bank N.A. Memphis | 104-11-232 |
| (NAME) | (NAME) | |
| 2607 Barton Avenue | P.O. Box 474 | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tenn. 37212 | Memphis, Tennessee 38101 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by Thomas K. Knox and wife, Karen W. Knox and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Arthur W. Zeleznik,

*have this day bargained and sold, and do hereby transfer and convey unto the said* Thomas K. Knox and wife, Karen W. Knox

*the Grantees herein, their (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 described property was conveyed to Arthur W. Zeleznik by deed from Edward Richey and wife, Candace Richey, of record in Book 5492, page 685, Register's Office for said County.

Margaret Zeleznik, wife of Arthur W. Zeleznik, joins in the execution of this instrument for the purpose of conveying any interest she might have in the subject property.

State of Tn., County of Davidson
The actual consideration or value for this transfer is $75,000.00
Affiant
Subscribed and sworn to before me, a Notary Public, this June 26,..1981.
Notary Public
com. expires 4/8/81

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 75,000.00
Subscribed and sworn to before me, this the 24 day of June 19 81
Affiant
My Commission expires My Commission Expires Sept. 25, 1985 Notary Public

unimproved ( )
This is improved ( ) property, known as 2607 Barton Avenue, Nashville, Tennessee 37212
(House Number) (Street) P.O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (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.*

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.*

*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* June *19* 81 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Arthur W. Zeleznik

Arthur W. Zeleznik by Bob Potter, attorney in fact

Margaret Zeleznik by Bob Potter, attorney in fact

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5766 PAGE 410

*Personally appeared before me,* ..... *a Notary Public in and for said County and State,* Arthur W. Zeleznik .....

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

*Witness my hand and official seal at* ..... ~~Tennessee~~
*this* .....*day of* June *, 19* 81

..... *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 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* .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of June, 1981, before me personally appeared Bob Patton, to me known to be the person who executed the foregoing deed in behalf of Arthur W. Zeleznik and wife, Margaret Zeleznik, and acknowledged that he executed the same as the free act and deed of said Arthur W. Zeleznik and wife, Margaret Zeleznik.

Witness my hand and official seal at office in Nashville, Tennessee, this 26th day of June, 1981.

Mary Ewing
Notary Public

NOTARY PUBLIC AT LARGE

My commission expires: 4/8/84

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

**WARRANTY DEED**

FROM
Arthur W. Zeleznik
TO
Thomas K. Knox et ux.

G 4 9 4 5 2

IDENTIF. REFERENCE

Jul 7 9 28 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

**Chicago Title Insurance Company**
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____ BOOK 5766 PAGE 411

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 |
|---|---|---|---|---|
| | | | 75000.00- CO | |
| | | | 195.00 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 201.50- | |
| | | | 5129A07/07/81 BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 4.9 4 5 2

IDENTIF. REFERENCE

Jul 7 9 28 AM '81

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TENN.

No. 831095