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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,000

Patricia Sebert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF July 19 81

Notary Public

MY COMMISSION EXPIRES: July 17, 1983
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Scott F. Siman Suite 205, 112 21st Avenue South, Nashville, TN 37203
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John J. Grefenstette (NAME)	Fidelity Federal Savings & Loan (NAME)	104-5
3517 Central Ave. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2588 (STREET ADDRESS)	384
Nash. TN 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (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, Patricia Sebert, Lester H. Moffatt, Jr., her husband, Wilmer Serbert and Rose Sebert, his wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John J. Grefenstette and Deborah S. Walko, his wife

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 No. 106 on the Plan of Richland Realty Company's Second Subdivision, Division "B", as of record in Book 332, page 92, said Register's Office.

Said Lot No.106 fronts 50 feet on the southerly side of Central Avenue, and runs back 173 feet, more or less, on its westerly line and 168 feet on its easterlyline to an alley, measuring 50 feet thereon.

Being the same property conveyed to Patricia Sebert, unmarried, Wilmer Sebert and wife, Rose Sebert by deed from Benjamin G. Page, Jr., and wife, if married, of record in Book 5097, page 545, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, casements and plats of record as of record in Registers Office for said County.

unimproved ( )
This is improved ( ) property, known as 3517 (House Number) Central Avenue (Street) (P. O. Address) Nashville, TN (City or Town) 37215 (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 8th day of July, 19 81

Patricia Sebert, Wilmer Sebert by Patricia Sebert
Patricia Sebert Wilmer Sebert

Lester H. Moffatt, Jr., Rose Sebert by Patricia Sebert
Lester H. Moffatt, Jr. Rose Sebert

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, SABIN R THOMPSON, a Notary Public in and for said County and State, the within named Patricia Sebert, Lester H. Moffatt, Jr., and Patricia Sebert with power of attorney for Wilmer Sebert, and Rose Sebert.

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 8th day of July, 1981.

Commission expires July 17, 1983

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

WARRANTY DEED

FROM

Patricia Sebert, Lester H. Moffatt Jr., Wilmer Sebert, and Rose Sebert

TO

John J. Greifenstette and his Wife Deborah S. Walko

G 4.9 7.6 5

RUSH

IDENTIF. REFERENCE

JUL 8 2 12 PM '81

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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
			63000.00- CO	
			163.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			.40 MISC.	
			CHECK	170.70-
			5B3A07/08/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 4.9 7.6 5

T
IDENTIF. REFERENCE

JUL 8 2 12 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 831503