FORM NO. WD-1

BOOK 5841 PAGE 27

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.

Evelyn Lax Zumbro
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF January 1982.

James L. Bass
Notary Public

MY COMMISSION EXPIRES: Jan 17, 1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

James L. Bass (NAME) Attorney at Law Nashville, Tennessee (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M/M Thomas A. Sass (NAME)	SAME (NAME)	Map 118-9-219
954 Draughon Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	16 DA 06575
Nashville, Tenn 37204 (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~~, I, Evelyn Lax Zumbro

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas A. Sass and wife, Sheila R. Sass

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:

BEING Lot No. 15 on the Plan of Woodmont Boulevard Section of Marengo Park, as of record in Book 1130, Page 2, Register's Office for Davidson County, Tennessee.

Lot No. 15 fronts 90 feet on the southerly side of Draughon Avenue and runs back 154.6 feet on the easterly line and 160 feet on the westerly line to a dead line, measuring 80 feet thereon.

Being the property vested in Evelyn Lax Zumbro by devise from Lona Pendergrass Jones, of record in Will Book 114, Page 631, Probate Court Clerk's Office for Davidson County, Tennessee; the said Evelyn Lax Zumbro having created an estate by the entirety with her husband, James T. Zumbro, by instrument of record in Book 5055, Page 976, said Register's Office, the said James T. Zumbro having since died.

Possession with deed. Buyers pay 1982 property taxes.

Conveyance subject to Owner's Certificate, set back line and easements as shown on plan of record in Book 1130, Page 2, said Register's Office and to restrictions of record in Book 1113, Page 296, said Register's Office.

This is unimproved ( ) improved (X) property, known as 954 (House Number) Draughon Avenue (Street) Nashville (P. O. Address) 37204 (City or Town) (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 my hand this 8th day of January 1982

Evelyn Lax Zumbro
Evelyn Lax Zumbro

STATE OF TENNESSEE
Davidson County

BOOK 5841 PAGE 28

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named

Evelyn Lax Zumbro, unmarried,

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of January 1982.

Commission expires January 17, 1982

James L. Baird
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

EVELYN LAX ZUMBRO

TO

THOMAS A. SASS, ET., UX.,

G 7.5.3 6.0.

IDENTIF. REFERENCE

JAN 15 11 29 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

7384 01/15 84.50- CHICK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5841 PAGE 29

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
			30[illegible].[illegible]- [illegible]	
			75.00 CO TX	
			.50 PRFEE	
			[illegible].00 MORT	
			CHECK	84.50-
			7364A01/15/82 SAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 7 5 3 6 0.

IDENTIF. REFERENCE

JAN 15 11 29 AM '82

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 862082