G.80969

RUSH

IDENTIF. REFERENCE

FEB 25 9 48 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

BOOK 5855 PAGE 308

Warranty Deed

From

H. JAMES SHEETZ, ET AL,
TRUSTEES, ETC.

To

JOSEPH RIORDAN STALER and

JOANNE P. STALER

Date January 21, 1982

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
JOSEPH RIORDAN STALER, ET UX 865 Stirrup Drive Nashville, TN	METROPOLITAN FEDERAL 230 Fourth Avenue North Nashville, TN 37219	Map 128-15 Parcel 10 9 D 65830

This Instrument Prepared by Terrell R. Johnson ~~Attorney~~
Commonwealth Land Title Ins. Co.
8 Penn Center, Philadelphia, PA 19103

WARRANTY DEED

BOOK 5855 PAGE 303

THIS INDENTURE, made this 21st day of December, A. D., 19 84, **between** H. JAMES SHEETZ, MORTON D. BOHN, JR., WILLIAM G. WALSH, JR., DANIEL J. HERRON and FRANCIS X. HOWARD, Trustees under Declaration of Trust dated June 1, 1978

of Philadelphia, Pennsylvania ~~Tennessee~~, **First Parties, and**

JOSEPH RIORDAN STALER and JOANNE P. STALER

Tennessee, **Second Parties,**

WITNESSETH: that said First Parties, for and in consideration of the sum of

TEN Dollars ($ 10.00)

and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot No. 339 on the Plan of Walnut Hill Manor, Section I, as of record in Book 4460, page 108, Register's Office for said County, to which plan reference is made for a more complete description.

BEING the same premises which Larry L. Fitzgerald and Mary Anne Fitzgerald, his wife, by Deed dated the 12th day of October A.D. 1981, and recorded in said Register's Office, in Deed Book #5812 , page 716 &c., granted and conveyed unto H. James Sheetz, Morton D. Bohn, Jr., William G. Walsh, Jr., Daniel J. Herron and Francis X. Howard, Trustees under Declaration of Trust dated June 1, 1978, in fee.

AND by Authority set forth under Declaration of Trust dated June 1, 1978, any two Trustees thereunder may act for all the Trustees.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

Deed of Trust of record in Book 5786, page 150, which Grantees promise to pay and agree to hold Grantors harmless from same; 1982 taxes assumed by Grantees; Restrictive Covenants in Book 4643, page 946; and setback lines, easements, etc. as shown on Plan in Book 4460, page 108; Register's Office for said County.

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

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Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

John M Farrell (L. S.)

Anna Marie Farrell (L. S.)

William G. Walsh, Jr. (L. S.)

and

Francis X. Howard (L. S.)

PENNSYLVANIA
STATE OF ~~TENNESSEE~~ XXXXXXXXXX, ss.
PHILADELPHIA COUNTY

Joseph Riordan Staler
Joanne P. Staler

Trustees under Declaration of Trust dated June 1, 1978

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State WILLIAM G. WALSH, JR. and FRANCIS X. HOWARD Trustees under Declaration of Trust dated June 1, 1978 the within named bargainors, 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 office, this 21st day of Jan 19 82

My Commission expires

Janice A. Haines
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON } ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State JOSEPH RIORDAN STALER AND WIFE JOANNE P. STALER the within named bargainors, 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 office, in Davidson County, this 24 day of February 19 82.

My Commission expires 4/21/85

Carolyn J. Waddey
Notary Public

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 73,713.75. Affiant Joseph Riordan Staler, Joanne P. Staler

Subscribed and sworn to before me this 24 day of February 19 82.

Notary Public Carolyn J. Waddey

My Comm. Expires: 4/21/85

KEITH PRESS, INC., PRINTERS, KNOXVILLE

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
			73713.75- CO	
			191.62 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 201.12-	
			4161A02/25/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G80969

IDENTIF. REFERENCE

FEB 25 9 48 AM '82

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 868625