WARRANTY DEED

BOOK 5925 PAGE 696

THIS INSTRUMENT PREPARED BY
George E. Mudter Jr., Atty.
254 Highlands Bldg.
Nashville, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr/Ms. L. Ward Close (NAME)	California Fed S&L Assoc c/o Peach State Fed S&L (NAME)	130-3
609 Lynwood Boulevard (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1316 (STREET ADDRESS)	79
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Douglasville, GA 30133 (CITY) (STATE) (ZIP)	BM 01755

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, MICHAEL F. ADAMS and wife MARY L. ADAMS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO L. WARD CLOSE and wife BONNIE L. CLOSE

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being parts of lots nos. 144, 146 and 148, on the Plan of Royal Oaks Land Company's Subdivision of Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, described as follows:

Beginning on the westerly margin of Lynwood Boulevard at the southeast corner of the property conveyed to Horace L. Levy and wife, by deed from Lucille A. Loveman and husband, of record in Book 1198, page 396, said Register's Office; thence with the westerly margin of said Boulevard, southwardly 218 feet 5 inches more or less to the northeast corner of the property conveyed to William Bailey and wife, by deed from Charles Glasgow, et al, of record in Book 1762, page 481, said Register's Office; thence with said Bailey's northerly line westwardly 242 feet, more or less, to the easterly line of lot no. 149, said point being Bailey's northwest corner; thence northwardly 314 feet 6 inches, more or less to the southwest corner of said Levy's property; thence with said Levy's southerly line, eastwardly 300 feet, more or less, to the point of beginning.

Being the same property conveyed to Michael F. Adams and wife, Mary L. Adams by deed from Robert Grizzard Cooney, Jr., and wife, Corinne P. Cooney of record in Book 5280, page 886, said Register's Office.

This conveyance is made subject to: (1) 1982 Taxes, which have been prorated and assumed by the Buyers; (2) Restrictions of record in Book 1217, page 399, and Book 1303, page 667; and (3) All matters appearing on the Plan of record in Plat Book 421, pages 102 and 103, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 609 LYNWOOD BOULEVARD NASHVILLE, TENNESSEE 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 3rd day of August, 1982.

Michael F. Adams
MICHAEL F. ADAMS

Mary L. Adams
MARY L. ADAMS

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MICHAEL F. ADAMS and wife MARY L. ADAMS

the bargainor S, 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, this 3rd day of August, 19 82.

My commission expires 1-20-85 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, 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 as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

H.O. 45998

IDENTIF. REFERENCE

AUG 17 11 01 AM '82

REGISTER
DAVIDSON COUNTY, TN

RECEIVED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 178,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF August 19 82

MY COMMISSION EXPIRES: 1-19-86 (AFFIX SEAL)

Notary Public

NOTARY PUBLIC AT LARGE

1973

WARRANTY DEED

FROM

MICHAEL F. ADAMS and wife,

MARY L. ADAMS

TO

L. WARD CLOSE and wife,

BONNIE CLOSE

File Box 38

First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

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

RECEIVED OF _____

FOR BOOK 5925 PAGE 698

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
			176750.00- CO	
			464.62 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	471.12-
3972AUG/17/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H.O. 45 98

IDENTIF. REFERENCE

AUG 17 11 01 AM '82

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 897315