BOOK 5950 PAGE 578

FORM NO. WD-1

4242

H 12747

IDENTIF. REFERENCE

OCT 15 8 14 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,105.54

Nanette B. Fancher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF October, 1982.

Patricia S. Spicer
Notary Public

MY COMMISSION EXPIRES: 7-17-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Patricia S. Spicer, Attorney
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert T. Fancher (NAME)	The Kissell Company (NAME)	103-4-17
4310 Idaho Avenue (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	25W-1870
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	Springfield, Ohio 45501 (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, James Robert Estepp and wife, Donna P. Estepp

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert T. Fancher and wife, Nanette B. Fancher

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. 211 of Block 11 on the plan of Charlotte Park, First Addition, of record in Book 57, page 103, Register's Office for said County.

SAID Lot No. 211, a corner lot, fronts 61 feet on the northerly margin of Idaho Avenue and extends back between parallel lines 150 feet along the easterly margin of 44th Avenue North to a 20 foot alley.

Being the same property conveyed to James Robert Estepp and wife, Donna P. Estepp by deed from Cleda King March, unmarried, of record in Book 5523, page 609, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to The Kissell Company of record in Book 5523, page 612, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 4310 Idaho Avenue, Nashville, Tennessee 37209
(House Number) (Street) (P. O. Address) (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 our hands this 15th day of October, 1982

James Robert Estepp

Donna P. Estepp

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Robert Estepp and wife, Donna P. Estepp

the 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 Nashville, Tennessee, this 15th day of October 19 82

Commission expires 7-17-83

Patricia S. Spicer
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
James Robert Estepp and wife,
Donna P. Estepp

TO
Robert T. Fancher and wife,
Nanette B. Fancher

Box 10

Patricia S. Spicer, Attorney
ATTORNEYS AT LAW
1008 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 5950 PAGE 580

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
			52105.24- CO	
			135.46 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 141.96-	
			4242A10/15/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 1 2 7.4 7.

IDENTIF. REFERENCE

OCT 15 9 14 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 904912