FORM NO. WD-1

BOOK 5976 PAGE 994

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF DECEMBER, 19 82.

Notary Public

MY COMMISSION EXPIRES: 4-17-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer, Attorneys, 20th Floor, 1st American Center, Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexander W. Zanetis	Mortgage Trust Company	10 87-A
(NAME)	(NAME)	
4203 Central Pike	2401 Hillsboro Rd.-Suite 100	32
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, TN	Nashville, TN 37212	4D 09765
(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, James Albert Maddox and wife Prenda J. Maddox

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alexander W. Zanetis and wife Thelma Zanetis

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:

A tract of land in Davidson County, Tennessee, being more particularly described as follows, to wit:
BEGINNING at a point on the northerly margin of Central Pike at the southwest corner of the Charles Leslie Jr. property (Book 4352, page 209) said point being the southeast corner of the herein described tract, thence with the northerly margin of Central Pike south 64 deg. 32 min. West 170.0 feet to a point; thence North 25 deg. 28 min. West 425.0 feet to a point; thence North 64 deg. 32 min. East 170.0 feet to a point; thence south 25 deg. 28 min. East 425.0 feet to a point; being the point of beginning, containing 1.66 acres, more or less, and described according to a survey of John Kohl dated 1-5-82

BEING the same property conveyed to James Albert Maddox and wife, Prenda J. Maddox, by deed from Leslie A. Skulley and wife, Ellen D. Skulley, of record in Book 4801, page 733, said Register's Office.

THIS conveyance is subject to any and all existing restrictions and easements of record.

This is unimproved (X) improved ( ) property, known as 4203 Central Pike (House Number) (Street) Hermitage, TN (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 hand s this 9TH- day of DECEMBER, 19 82

James Albert Maddox

Prenda J. Maddox

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 Albert Maddox and wife Frenda J. Maddox

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, Tennessee, this 9TH day of DECEMBER 19 82

Commission expires 4-17-83

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
James Albert Maddox

TO
Alexander W. Zanetis

H 2 T 3 8 4

IDENTIF. REFERENCE

DEC 14 12 07 PM '82

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

PREPARED BY:

SATURN & MAZER, Attorneys
20th Floor
First American Center
Nashville, Tennessee 37238

Phone: 259-3666

5251 12/14

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

RECEIVED OF _____

FOR _____ BOOK 5976 PAGE 996

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

56000.00- CO
145.60 MO TX
.50 PRFEE
6.00 WDEED
CHECK 152.10-
5251A12/14/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 T 3 8 4

IDENTIF. REFERENCE

Dec 14 12 07 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 915536

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