H 22441

BOOK 5980 PAGE 381

FORM NO. WD-1

IDENTIF. REFERENCE

DEC 21 10 40 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 $ 230.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th DAY OF December, 1982

Notary Public

MY COMMISSION EXPIRES: 4-17-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, ATTYS., 20th Floor, First American Center; Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ALEXANDER W. ZANETIS (NAME)	SAme (NAME)	
409 RAINTREE Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P/O Map 87
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	P 32

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 et ux, BRENDA J. MADDOX

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALEXANDER W. ZANETIS et ux, 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:

SEE ATTACHED LEGAL DESCRIPTION

Being a part of the same property vested in James Albert Maddox et ux Brenda J. Maddox by deed of record in book 4801, page 733, said REgister's Office.

This conveyance is EXPRESSLY subject to that easement across the existing driveway, said easement for the benefit of the property immediately to the east of the herein described tract, said easement of record in Book ____, page ____, said Register's Office.

This is { unimproved ( ) / improved ( ) } property, known as Central Avenue; 2.31 Acres Nashville, TN
(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 hand s this 9th day of December, 1982

James Albert Maddox Brenda J. Maddox

JAMES ALBERT MADDOX BRENDA 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 et ux, Brenda J. Maddox

the bargainor, 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

TO

PREPARED BY:

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

Phone: 259-3666

CONT'D NEXT PAGE

LEGAL DESCRIPTION

BEING a Tract of Lane in Davidson County, Tennessee, mor particularly described as follows, to-wit:

BEGINNING at a point on the northerly margin of Central Pike, at the south east corner of Galbreath & Zanetis Tract (Book 5484, Page 737), and also being the southwesternmost corner of the herein described tract; thence from the beginning point north 25 degrees 28' west 425.0 feet to an iron pin; thence South 64 degrees 32' west 170.0 feet to an iron pin; thence North 25 degrees 28' West 200.0 feet to an iron pin; thence North 63 degrees 57' east 390.0 feet to a point; thence South 25 degrees 28' East 204.0 feet to a point; thence South 64 degrees 32' West 170.0 feet to a point; thence South 25 degrees 28' West 425.00 feet to a point; thence South 64 degrees 32' West 50.0 feet to a point, being the point of beginning.

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

RECEIVED OF Book 5980 PAGE 383-A

FOR

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
			260.00- CO	
			.52 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	10.02-
			6E39A12/21/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 2 4 4 1

IDENTIF. REFERENCE

DEC 21 10 40 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 916870