BOOK 6006 PAGE 725

File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

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

87,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11TH DAY OF FEBRUARY, 1983.

Notary Public

MY COMMISSION EXPIRES 11-9-83

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, CORNER OF FIRST AND UNION, NASHVILLE, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Michael F. Zoccola	Commerce Union Bank	97 8
(NAME)	(NAME)	
6053 Port Anadarko Trail	P.O. Box 2546	83
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, Tenn. 37076	Nashville, TN 37219	4D5941
(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 Gary F. Duncan and wife Teresa A. Duncan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael F. Zoccola and wife Katherine D. Zoccola

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. 197 on the Plan of Lake Park, Section 13, of record in Book 4955, page 97, Register's Office for Davidson County, Tennessee.

Said LotNo. 197 fronts 122 feet on the southerly side of Port Anadarko Trail and extends back 183.82 feet on the easterly line and 174.76 feet on the westerly line to a dead line measuring 113.32 feet thereon.

Being the same property conveyed to Gary F. Duncan and wife, Teresa A. Duncan by deed from Bobby C. White and wife, Norma White of record in Book 5942, page 435, Registesr's Office for Davidson County, Tenn.

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

unimproved ( )
This is improved (XX) property known as 6053 Port Anadarko Trail (House Number) (Street) Hermitage, Tenn. 37076 (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 11TH day of FEBRUARY, 19 83

Gary F. Duncan

Teresa A. Duncan

BOOK 6006 PAGE 726

STATE OF TENNESSEE }

County of Davidson }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Gary F. Duncan and wife Teresa A. Duncan~~

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 11TH day of FEBRUARY, 1983

Commission expires 11-9-82

Notary Public

STATE OF TENNESSEE }

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) 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 _____.

(they)

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19___.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Gary F. Duncan

TO

Michael F. Zoccola

H 3 1 0 6 6

IDENTIF. REFERENCE

Feb 14 2 56 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Return to:

LAWYER'S ESCROW SERVICE

ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201

7199 02/14 334.73- CHECK

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6006 PAGE 727

FOR _____

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			67800.00- CO	
			228.28 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	234.78-
7199A	02/14/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 1 0 6 6

IDENTIF. REFERENCE

FEB 14 2 56 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.929364