ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Thomas Andrew Zoeller, Single (NAME)	Lomas & Nettleton Company (NAME)	43-13
313 Hickory Street (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box #1056 (STREET ADDRESS)	Par 336 Je
Madison, Tennessee 37115 (CITY) (STATE) (ZIP CODE)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 6032 PAGE 401

For and in consideration of the sum of $10.00 -
Ten and NO/100 - DOLLARS
Cash in hand paid by Thomas Andrew Zoeller, Single the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated June 26, 1979, and filed for record June 29, 1979, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 5458, page 772, and note of even date thereby secured, in the original principal amount of $27,500.00, payable to Lomas and Nettleton Company, which debt the grantees here in assumes and agrees to pay as part payment of the purchase price. The grantees further hereby assumes the obligations of Louis G. Tincher and wife Betty E. Tincher, under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned, we,

CURTIS L. ELLIS AND WIFE CELIA A. ELLIS

have bargained and sold, and by these presents do transfer and convey unto the said
THOMAS ANDREW ZOELLER, SINGLE

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot # 14 of Block "E" on the Plan of Crittenden Estates, as of record in Book 974, page 69, Register's Office for Davidson County, Tennessee.

Said Lot #14 fronts 50 feet on the northerly side of Hickory Street (formerly Oak Street) and runs back 128.3 feet on the East line and 129 feet on the West line, to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Curtis L. Ellis and wife, Celia A. Ellis, by deed from Louis G. Tincher and wife, Betty E. Tincher, of record in Book 5831, page 798, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to driveway easement of record in Book 5444, page 960, Register's Office for Davidson County, Tennessee.

H 40109

IDENTIF. REFERENCE

Apr 5 12 59 PM '83

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

HSRO

unimproved ( )
This is improved (X) property, known as 313 Hickory Street
(House Number) (Street)
Madison, Tennessee 37115
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 28 day of March, 1983.

Curtis L. Ellis

Celia A. Ellis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6032 PAGE 402

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Curtis L. Ellis and wife Celia A. Ellis

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 Madison, Tennessee, this 28th day of March, 1983.

My commission expires July 17, 1983 Notary Public Lloyd W. Pate

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , 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 and attesting the same by the said as such .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 25,500.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Thomas A. Zoeller

Sworn to and subscribed before me this 28th day of March, 1983.

My commission expires July 17, 1983 Notary Public Lloyd W. Pate

This instrument was prepared by:

Name	Address
Frank P. Reynolds, Attorney	216 Third Avenue North Nashville, Tennessee 37201

WARRANTY DEED

FROM

CURTIS L. ELLIS AND WIFE,

CELIA A. ELLIS

TO

THOMAS ANDREW ZOELLER

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6032 PAGE 403

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
			25500.00-	CO
			66.30	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	72.80-
		8106A04/05/83	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H40109

IDENTIF. REFERENCE

APR 5 12 59 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 939905