This instrument prepared by:
Milton W. Smith, Jr., Atty.
4301 Hillsboro Rd., Suite221
Nashville, TN 37215

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Ardis D. Parker and wife (NAME)	Community Federal Savings & Loan (NAME)	Map 92-7
912-916 24th Avenue, North (STREET ADDRESS OR ROUTE NUMBER)	2605 Jefferson Street (STREET ADDRESS)	Parcels 5 & 6
Nashville, TN (CITY) (P. O. ZONE) (STATE)	Nashville, TN 37202 (CITY) (ZONE) (STATE)	BOOK 6034 PAGE 895

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by the Grantees, hereinafter named, the receipt of which is hereby acknowledged, and other good and valuable consideration, including the assumption by said Grantees of the unpaid balance of that indebtedness owing to Community Federal Savings and Loan Association as evidenced by deed of trust of record in Book 4704, page 738, as modified in Book 4859, page 766, Register's Office for Davidson County, Tennessee, which deed of trust and unpaid balance Grantees herein assume and promise to pay,

Third National Bank In Nashville, hereinafter called Grantor,

have this day bargained and sold, and do hereby transfer and convey unto the said

Ardis D. Parker and wife, Rosie M. Parker, hereinafter called Grantees, their

(~~successors~~) *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Two Tracts of land in Davidson County, Tennessee, as follows:

TRACT I: Being part of Lot No. 6 in the Subdivision of Lot No. 4 of the Eliza W. Harding Estates known as the "Lytle Tract", a plan of which subdivision is recorded in Minute Book 25, page 453, of the Chancery Court of Nashville.

Said part of lot hereby conveyed is the east 100 feet of Lot No.6 of said Subdivision and fronts 100 feet on the north side of Hermosa Street, and runs back between parallel lines 162-1/2 feet to an alley.

TRACT II: Being the southwest part of Lot No. 6 on the Plan of the Subdivision of Lot No. 4 of the Elizabeth Harding-Lytle Tract as of record in Minute Book No. 25, page 453, Chancery Court at Nashville, described as follows:

Beginning at the northeast corner of Hermosa Street and 23rd Avenue, North, formerly Harrahan Avenue; thence with the northerly margin of Hermosa Street, eastwardly 62 feet to the southwest corner of that part of said Lot No. 6 conveyed to J. P. Fehr and wife, by deed from W. M. Hamilton and wife, of record in Book 457, page 227, Register's Office for said County; thence with said Fehr's western boundary line, northwardly 162-1/2 feet to the southerly margin of an alley; thence with the southerly margin of said alley, westwardly 50 feet to the easterly margin of said 23rd Avenue, North; thence with the easterly margin of said Avenue, southwardly to the beginning.

Being the same property conveyed to Grantor by deed from Julian L. Bibb, Successor Trustee, of record in Book 5689, page 884, Register's Office for Davidson County, Tennessee.

Grantor's appliances and equipment located on said property, as well as the existing escrow account and hazard insurance, are hereby transferred and conveyed unto Grantees.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 70,000.00

Subscribed and sworn to before me, this the 31st day of March, 19 83

Affiant

My commission expires: Jan 22, 1984 (Affix Seal)

Notary Public

STATE OF TENNESSEE DAVIDSON CO.

unimproved ( )
This is improved (XX) property, known as 912-916 24th Avenue, North, Nashville, TN
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Grantees, their

~~successors~~, *heirs and assigns forever.* It *covenant that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as stated above and for 1983 taxes, a lien, but not yet due and payable.

It *further covenant and bind* itself, its successors ~~and~~ *representatives, to warrant and forever defend the title to said real estate to said* Grantees, their

~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness its *hand this* 31st *day of* March, *19* 83 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

THIRD NATIONAL BANK IN NASHVILLE

By: D. F. Phillips

D.F.Phillips, Senior Vice-President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 6034 PAGE 896

Personally appeared before me, , *a Notary Public in and for said County and State,*

the within named bargainor , *with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at *Tennessee* *this* *day of* , *19* .

Notary Public

Commission expires

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned , *a Notary Public of the State and* *County aforesaid, personally appeared* D. F. Phillips *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Senior Vice-President *of the* Third National Bank In Nashville *the within named bargainor, a corporation, and that* he *as such* Senior Vice-President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* himself *as* Senior Vice-President .

Witness my hand and seal, at office in Nashville, TN *this* 31st *day of* March , *19* 83 .

Commission expires Jan 22, 1984

Notary Public

WARRANTY DEED

FROM

TO

IDENTIF. REFERENCE

H 4 1 0 1 4

APR 11 8 57 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Compliments of

COLONIAL TITLE COMPANY

Suite 221, Continental Plaza
4301 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

OFFICIAL RECEIPT

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

RECEIVED OF BOOK 6034 PAGE 897

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
			70000.00- CO	
			182.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 188.50-	
			9204A04/11/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

APR 11 8 57 AM '83
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
IDENTIF. REFERENCE

No. 940967