BOOK 6080 PAGE 851

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: Michael A. Zikovich

72,034.13 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20TH DAY OF JUNE, 1983

Leon Sharber
Notary Public

MY COMMISSION EXPIRES: [illegible]

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael A. Zikovich (NAME)	Leader Federal Savings & Loan Assn. (NAME)	4D-24531
629 Highland View Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 3410 (STREET ADDRESS)	75-11
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38103 (CITY) (STATE) (ZIP)	8

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, Ronald K. Crandall and wife Bonnie L. Crandall

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael A. Zikovich and wife Rosa E. Zikovich

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. 427 on the Plan of Highlands of Tulip Grove, Section 2, of record in Book 4675, page 93, Register:s Office for said County.

SAID Lot No. 427 fronts 80.0 feet on the easterly side of HIghland View Drive and extends back 144.28 feet on the northerly line and 151.42 feet on the southerly line to a dead line in the rear measuring 80.92 feet thereon.

IT IS UNDERSTOOD AND AGREED that as part of the consideration of this transfer is the assumption of a Deed of Trust of record in Book 5169, page 29, said Register's Office, which the grantees herein hereby assume and agree to pay.

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

BEING the same property conveyed to Ronald K. Crandall and wife, Bonnie L. Crandall by deed from Romar Construction Company, of record in Book 5169, page 27, Register's Office for Davidson County, Tennessee.

This is improved (XX) unimproved ( ) property, known as 629 (House Number) Highland View Court (Street) Hermitage (P. O. Address) TN (City or Town) 37076 (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 20TH day of JUNE, 19 83

Ronald K. Crandall

Bonnie L. Crandall

STATE OF TENNESSEE }

County of Davidson }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Ronald K. Crandall and wife Bonnie L. Crandall~~

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 ~~20TH~~ day of ~~JUNE~~ 19 ~~83~~

Commission expires 1-21-85

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 (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
Ronald K. Crandall

TO
Michael A. Zikovich

IDENTIF. REFERENCE

JUN 23 10 59 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

H 55784

06/23 193.75- CHECK

7129

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

OFFICIAL RECEIPT

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

RECEIVED OF_____

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FOR_____

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

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

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

72034.13- CO
187.20 CO TX
.50 PRFEE
6.00 WDEED
CHECK 193.70-

7129A06/23/83 BM

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H5578 4

IDENTIF. REFERENCE

JUN 23 10 59 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 958343