OFFICIAL RECEIPT

2726

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter Jr., Atty.
254 Highlands Bldg.
Brentwood, Tennessee 37027

BOOK 6150 PAGE 233

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
M/Ms. Dennis J. McDade (NAME)	First Tennessee Bk. Knoxville, TN. (NAME)	160-7
5410 Overton Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 474 (STREET ADDRESS)	31
Nashville, Tennessee 37220 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38110 (CITY) (STATE) (ZIP)	6DU-35405

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, PETER R. FONTANA, JR. AND MALINDA MASON FONTANA, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DENNIS J. MCDADE AND WIFE, REBECCA E. MCDADE

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A tract of land in the Sixth Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the plan of the land of W. H. Broadwell, deceased, as of record in Book 475, page 462, Register's Office for said County, described according to a survey made by H. B. Fowlkes, Surveyor, August 13, 1944, and further described according to a loan survey by Howard W. Anderson dated February 6, 1981 as follows:

Beginning at a point in the easterly margin of Overton, formerly Bell Road, said beginning point being the southwest corner of the property conveyed to P. C. Vietti and wife, Marie Vietti, by deed from William Ernest Broadwell and wife, of record in Book 1309, page 26, said Register's Office; running thence with the easterly margin of said Road, north 2 deg. 0 min. east 165 feet; thence south 87 deg. 0 min. east 236 feet, more or less, (shown in error as 300 feet in deeds of record in Book 4370, page 371, and Book 4746, page 541, said Register's Office); thence South 3 deg. 30 min. west 165 feet to the southerly line of property conveyed to said Vietti; thence with said line, north 86 deg. 57 min. (shown as 87 deg. 57 min. in Deed of record in Book 4746, page 541) west 236 feet, more or less, (shown in error as 300 feet in deeds of record in Book 4370, page 371, and Book 4746, page 54, said Register's Office); to the beginning.

Being the same property conveyed to Peter R. Fontana, Jr. and wife, Malinda Mason Fontana by deed from Joanne P. Thain Jakes and Walter A. Jakes, Jr., of record in Book 5714, page 566, said Register's Office, the said Peter R. Fontana, Jr. and Malinda Mason Fontana having since divorced.

This is improved (XX) unimproved ( ) property, known as 5410 Overton Road Nashville, Tennessee 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 28th day of September, 19 83

Peter R Fontana Jr
PETER R. FONTANA, JR.

Malinda Mason Fontana
MALINDA MASON FONTANA

STATE OF TENNESSEE
DAVIDSON COUNTY
REGISTER'S OFFICE
RECEIVED FOR RECORD
1983 SEP 29 AM 8:25

OFFICIAL RECEIPT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6150 PAGE 234

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peter R. Fontana, Jr. and Malinda Mason Fontana 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 28th day of September, 19 83

My commission expires January 10, 1985 Notary Public

STATE OF TENNESSEE
COUNTY OF

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

Witness my hand and official seal, at _____,
this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

IDENTIF. REFERENCE

OCT 3 3 39 PM '83
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

H.T. 7.85 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF September 19 83.

MY COMMISSION EXPIRES: 1-20-85
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

PETER R. FONTANA, JR. AND
MALINDA MASON FONTANA

TO

DENNIS J. MCDADE AND WIFE,
REBECCA E. MCDADE

File Box 38
First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

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

RECEIVED OF _____ BOOK 6150 PAGE 235

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
			68000.00- CAMT.	
			176.80 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	183.30-
2428A	10/03/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H.7.7.8.5.3

IDENTIF. REFERENCE

OCT 3 3 39 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 983576