#3271

# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*
George E. Mudter Jr., Atty.
254 Highlands Bldg.
Brentwood, Tennessee 37027

BOOK 6310 PAGE 360

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Guy T. Mohead (NAME) | First Tennessee Bank National Association (NAME) | 117-6 |
| 2804 Wortham Avenue (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 1000, Dept. 47 (STREET ADDRESS) | 133 |
| Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP) | Memphis, Tennessee 38148 (CITY) (STATE) (ZIP) | 7DA-22300 |

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, ~~ROLAND E. ZIMMERMAN and wife KATHERYN L. ZIMMERMAN~~

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~GUY T. MOHEAD and wife MARY D. MOHEAD~~

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:

Being Lot No. 2 on the Plan of Sterling Square as of record in Plat Book 5050, page 85, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Roland E. Zimmerman and wife, Katheryn L. Zimmerman by deed from Samuel L. Johnson and wife, Lenora J. Johnson of record in Book 5977, page 847, said Register's Office.

This conveyance is made subject to: (1) 1984 Taxes, which have been prorated and assumed by the Buyers; (2) Restrictions of record in Book 5204, page 270; and (3) All matters appearing on the Plan of record in Plat Book 5050, page 85, said Register's Office.

The said Katheryn L. Zimmerman and Kathryn L. Zimmerman being one and the same person.

FEE $ TAX $ TRANSFER TAX
JUN 7 10 10 AM '84
IDENTIFICATION REFERENCE
I 2 7 4 7 8

unimproved ( )
This is improved(XX) property, known as 2804 Wortham Avenue Nashville, Tennessee 37215

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 30th day of May, 19 84.

Attorney-in-fact for the said Roland E. Zimmerman and wife, Kathryn L. Zimmerman

Roland E. Zimmerman by Betty Bemble — Kathryn L. Zimmerman by Betty Bemble

ROLAND E. ZIMMERMAN — KATHERYN L. ZIMMERMAN

by Power of Attorney recorded simultaneously herewith

STATE OF TENNESSEE

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COUNTY OF ~~Davidson~~

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~ROLAND E. ZIMMERMAN and wife KATHERYN L. ZIMMERMAN~~ 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 ~~30th~~ day of ~~May~~, 19~~84~~.

My commission expires _____ 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 _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of May, 1984, personally before me appeared Betty Binkley, to me known or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of Roland E. Zimmerman and wife, Kathryn L. Zimmerman, and acknowledged that she executed the same as the free act and deed of the said Roland E. Zimmerman and wife, Kathryn L. Zimmerman.

Witness may hand and official seal at Nashville, Tennessee, this 30th day of May, 1984.

My commission expires: 1/20/85

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 143,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May, 1984.

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

Notary Public

**WARRANTY DEED**

FROM

Roland E. Zimmerman and wife,

Katheryn L. Zimmerman

TO

Guy T. Mohead and wife,

Mary D. Mohead

RETURN TO:

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

File ~~Box~~ 38

## OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

143000.00- CONST.
371.00 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 373.50-
3020A06/07/84 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 7 4 7 8

IDENTIF. REFERENCE

JUN 7 10 10 AM '84

FILED
DAVIDSON COUNTY, TN

No. 0043278