B 0440

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,500.00

Thomas B. Zerfoss, III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF June 1984.

Notary Public

MY COMMISSION EXPIRES: 7/18/87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BONE & CRAWFORD, ATTORNEYS, 2100 West End Avenue, Suite 900, Nashville, TN 37203
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas B. and Emily P. Zerfoss, III (NAME)	Metropolitan Federal Savings & Loan (NAME)	BM-7402
211 Paddock Lane (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue, North (STREET ADDRESS)	116-14
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	53

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, Jeanne P. Zerfoss, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas B. Zerfoss, III and wife, Emily P. Zerfoss

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 Lots Nos. 19 and 20 shown on the Map of Belle Meade Sudivision, as of record in Book 1130, page 3, Register's Office for said County.

Said Lots Nos. 19 and 20 front together 120 feet on the southerly side of Paddock Lane and run back between parallel lines 155 feet to a dead line.

Being the same property conveyed to Jeanne P. Zerfoss by deed from James Hunter Atkins and wife, Leigh Z. Atkins, of record in Book 5451, page 336, Register's Office for Davidson County, Tennessee.

This conveyance, however, is subject to a certain Deed of Trust, recorded in Book 4940, page 343, Register's Office for Davidson County, Tennessee, securing a promissory note dated August 4, 1975, payable to the order of First Federal Savings & Loan, with a present unpaid principal balance of approximately $ 28,500, which the Grantee herein hereby assumes and agrees to pay. The escrow account in connection with said loan, if any, is hereby transferred to the Grantee herein. This conveyance is further subject to any and all easements, restrictions and rights of way of record.

1984 Taxes Prorated and Assumed.

This is ( ) unimproved (X) improved property, known as 211 Paddock Lane (House Number) (Street) Nashville, Tennessee 37205 (P. O. Address) (City or Town) (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 my hand this 18th day of June, 1984

Jeanne P. Zerfoss

13309

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeanne P. Zerfoss, unmarried

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of June 19 84

Commission expires July 18, 1987

Notary Public

STATE OF TENNESSEE
Davidson County

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
Jeanne P. Zerfoss

TO
Thomas B. and Emily P. Zerfoss, III

IDENTIF. REFERENCE

I 3 0 1 9 6

JUN 19 3 09 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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
			67500.00- CAMT.	
			175.50 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	182.00-
6309A	06/19/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 0 1 9 6

IDENTIF. REFERENCE

JUN 19 3 09 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0045574