This Instrument Prepared by:

Harwell Barr Martin & Stegall
A Professional Corporation
172 Second Avenue North
Nashville, Tennessee 37219

BOOK 6329 PAGE 582

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
J.A. & K.S. Deal 209 Maybelle Lane Nashville, Tennessee 37205	Metropolitan Federal 230 4th Ave. North Nashville, TN 37219	130-9 PAR 78

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and no/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, JENNYE B. GREENE and husband, JEFFREY A. GREENE, the GRANTORS herein, have bargained and by these presents do transfer and convey unto JAMES A. DEAL and wife, KATHERINE S. DEAL, the GRANTEES herein, their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 1 on the plan of Warner Court, Section II, as of record in Book 2330, page 124, Register's Office of Davidson County.
>
> BEING the same property conveyed to JENNYE B. GREENE by deed from Roger B. Burrus and Mary N. Burrus dated March 1, 1984, and recorded March 30, 1984, in Book 6261, page 9, Register's Office of Davidson County.
>
> BEING subject to restrictive covenants of record in Book 2701, page 377, Register's Office of Davidson County, and the Plan of record in Book 2330, page 124, Register's Office of Davidson County, which show an Owner's Certificate, a 100 foot minimum building setback line from Maybelle Lane, a 10 foot easement for public utilities and drainage purposes along the rear and northerly line of the lot, and a 2.5 by 20 foot utility anchor easement located on the northeast corner of the lot.

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 successors and assigns, forever. GRANTORS covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out. GRANTORS further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to the said land of GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

07/02 353.50- CHECK

135

WITNESS our hand this 29th day of June, 1984.

Jennye B. Greene
JENNYE B. GREENE

Jeffrey A. Greene
JEFFREY A. GREENE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said county, JENNYE B. GREENE and JEFFREY A. GREENE, the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of June, 1984.

Wanda Fults
Notary Public

My Commission Expires:
11-1-87

* * * * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $ 95,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

James A Deal

Sworn to and subscribed this
29th day of June, 1984.

Wanda Fults
Notary Public

My Commission Expires:
11-1-87

JAG/vgc

IDENTIF. REFERENCE

I 3 3 4 6 2

JUL 2 12 10 PM '84

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

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

95000.00- CAMT.
247.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 253.50-
0135A07/02/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 3 4 6 2

T.
IDENTIF. REFERENCE

JUL 2 12 10 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0049307