# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*

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

BOOK 6330 PAGE 454

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Perry M. Nicassio (NAME) | First Federal Savings Bank of Tennessee (NAME) | 104-12 |
| 2112 19th Avenue South (STREET ADDRESS OR ROUTE NUMBER) | 308 North Jackson Street (STREET ADDRESS) | 207 |
| Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP) | Tullahoma, Tennessee 37388 (CITY) (STATE) (ZIP) | 24W-2200 |

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, WAYNE M. GOODWYN and wife DEBRA L. GOODWYN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PERRY M. NICASSIO and wife BETSY K. NICASSIO

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:

LAND in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 39 and the northerly 48 feet of Lot No. 40 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights, of record in Book 332, page 117, Register's Office for said County.

SAID parts of Lots Nos. 39 and 40 adjoin and front together 98 feet on the easterly side of 19th Avenue, South, and run back 161.7 feet, more or less, on the northerly line, and 162.75 feet, more or less, on the southerly line, to an alley, measuring 98 feet thereon.

BEING the same property conveyed to Wayne M. Goodwyn and wife, Debra L. Goodwyn by deed from Ann Cheetham Colley, of record in Book 5933, page 153, said Register's Office.

This conveyance is made subject to: (1) 1984 Taxes, which have been prorated and assumed by the Buyers; and (2) All matters appearing on the Plan of record in Plat Book 332, page 117, said Register's Office.

13736

IDENTIF. REFERENCE

JUN 3 11 22 AM 1984

unimproved ( )
This is improved (XX) property, known as 2112 19th Avenue South Nashville, Tennessee 37212

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 29th day of June, 1984

Wayne M. Goodwyn
WAYNE M. GOODWYN

Debra L. Goodwyn
DEBRA L. GOODWYN

CHECK 07/03/84 20-488

BOOK 6330 PAGE 455

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WAYNE M. GOODWYN and wife DEBRA L. GOODWYN 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 29th day of June, 19 84.

My commission expires 7-19-87 Notary Public

*or proved to me on basis of satisfactory evidence,

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,500.00

Betsy K Nicassio
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June 19 84

MY COMMISSION EXPIRES: 1/25/85 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

Wayne M. Goodwyn and wife,
Debra L. Goodwyn

TO

Perry M. Nicassio and wife,
Betsy K. Nicassio

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

File 38

# OFFICIAL RECEIPT

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

BOOK 6330 PAGE 456

RECEIVED OF _____

FOR _____

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

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

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 99500.00- CAMT. | |
| | | | 258.70 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 265.20- |
| 0486A07/03/84 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 33736

IDENTIF. REFERENCE T

JUL 3 11 22 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 0049642