BOOK 6369 PAGE 791

Box 41

# WARRANTY DEED

FROM: James Phillip Zerface
and wife, Theresa Zerface

TO: Peabody Place, Inc.

This instrument was prepared by:
Julian L. Bibb
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows: 2601 Blakemore Avenue
Nashville, Tennessee 37212

Send Tax Bills To: Same

Map-Parcel Numbers: Map No. 104-11, Parcel No. 99

Field Book Number: 24W-6235

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STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is Eighty Thousand and No/100 Dollars ($80,000.00).

M. Bryan Stanley
Affiant

SUBSCRIBED AND SWORN TO before me, this the 23 day of August, 1984.

Celia E. Lewis
Notary Public

My Commission Expires: July 27, 1986

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FOR AND IN CONSIDERATION OF the sum of Eighty Thousand and No/100 Dollars ($80,000.00), James Phillip Zerface and wife, Theresa Zerface, have bargained and sold, and by these presents do transfer and convey unto the said Peabody Place, Inc., its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 21 on the Plan of the Subdivision of the Burch Homestead Tract, as of record in Book 57, page 149, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 21 fronts 50 feet on the southerly side of Acklen Avenue, formerly Burch Avenue, and runs back between parallel lines, 151.4 feet to an alley.
>
> Being the same property conveyed to James Phillip Zerface and wife, Theresa Zerface by Installment deed from Floyd E. Farrar, unmarried, of record in Book 5520, page 345, Register's Office for Davidson County.

This is improved property, known as 2133 Acklen Avenue.

08/29 217.50- CHECK

S216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Peabody Place, Inc., its successors and assigns, forever.

And James Phillip Zerface and wife, Theresa Zerface do covenant with the said Peabody Place, Inc. that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And James Phillip Zerface and wife, Theresa Zerface do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Peabody Place, Inc., its successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 23rd day of August, 1984.

James Phillip Zerface
JAMES PHILLIP ZERFACE

Theresa Zerface
THERESA ZERFACE

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Celia E Powe, a Notary Public of said County and State, JAMES PHILLIP ZERFACE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 23 day of August, 1984.

Celia E Powe
Notary Public

My Commission Expires: July 27, 1986

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Celia E Rawie, a Notary Public of said County and State, THERESA ZERFACE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 23 day of August, 1984.

Celia E. Rawie
Notary Public

My Commission Expires: July 27 1986

NOTARY PUBLIC

I 4 6 2 3 9

IDENTIFICATION REFERENCE

AUG 29 3 15 PM '84

FELIX Z. WILSON II 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 |
|---|---|---|---|---|
| | | | 60000.00- CAMT. | |
| | | | 208.00 CSTAX | |
| | | | .50 PRFEE | |
| | | | 9.00 WDEED | |
| | | | CHECK | 217.50- |
| 6216A | 08/29/84 | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 6 2 3 9

IDENTIF. REFERENCE

AUG 29 3 15 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0064873