3540

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Attorney
254 Highlands Building
Brentwood, Tennessee 37027

BOOK 6421 PAGE 568

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. & Mrs. Gerald Blum Mr. & Mrs. Irving Wolf (NAME)	Third National Mortgage Company (NAME)	129-14A
1227 Biscaino Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2628 (STREET ADDRESS)	50
Santa Barbara, CA. 93103 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37219 (CITY) (STATE) (ZIP)	FB# 8 DZ-78002

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, MARY ANN LEADER, now ZABASKI and ELLIS T. DALE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GERALD BLUM and wife, MYRTLE BLUM, an undivided one-half interest, and IRVING WOLF and wife, MARCIA WOLF, an undivided one-half interest

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 Unit No. 502 on the Plan of Wessex Towers Condominium Apartments as of record in Plat Book 5200, page 142, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Mary Ann Leader and Ellis T. Dale by deed from Rogers Buntin and wife, Betty Buntin of record in Book 5680, page 181, said Register's Office.

Peter J. Zabaski, husband of Mary Ann Leader, now Zabaski, and Virginia H. Dale, wife of Ellis T. Dale, hereby join in the execution of this instrument for the purpose of conveying any and all interest, including but not limited to all marital rights, which they may have in the subject property.

This conveyance is made subject to (1) 1984 taxes, which have been prorated and assumed by the Buyers; (2) Master Deed of record in Book 5414, page 634, amended in Book 5599, page 39; and (3) All matters appearing on the Plan of record in Plat Book 5200, page 142, said Register's Office.

As part of the consideration for this transfer, the grantees herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated April 1, 1979, in the original principal sum of $34,500.00, payable to Central Tennessee Investment Company, Inc. in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 5416, page 679 said Register's Office.

The said Mary Ann Leader, now Zabaski and Mary A. Leader Zabaski being one and the same person.

unimproved ( )
This is improved (X) property, known as Unit 502, Wessex Towers, 6666 Brookmont Terrace, Nashville, TN. 37205

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 2nd day of November, 19 84.

Mary Ann Leader Zabaski
MARY ANN LEADER, now ZABASKI

Ellis T. Dale
ELLIS T. DALE

Peter J. Zabaski
PETER J. ZABASKI

Virginia H. Dale
VIRGINIA H. DALE

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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 MARY ANN LEADER now ZABASKI and husband, PETER J. ZABASKI and ELLIS T. DALE and wife, VIRGINIA H. DALE 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 2nd day of November, 19 84.

My commission expires 1/20/85 Notary Public

*or proven to me on the 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 _____

FELIX E. DYER, CLERK & MASTER
DAVIDSON COUNTY, TN
Nov 7 3 04 PM '84

IDENTIF. REFERENCE

16154

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Esther Wolf
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF November, 1984

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

Notary Public

WARRANTY DEED

FROM

MARY ANN LEADER, now ZABASKI and

ELLIS T. DALE

TO

GERALD BLUM and wife, MYRTLE BLUM and IRVING WOLF and wife, MARCIA WOLF

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_____

BOOK 6421 PAGE 570

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

60000.00- CAMT.
156.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 162.50-
5465A11/07/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 2 1 5 4

IDENTIF. REFERENCE

Nov 7 3 04 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0083561