B047

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,500.00

Onita Saturn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF February, 19 85

Ann Mazer
Notary Public

MY COMMISSION EXPIRES: 4-19-87

(AFFIX SEAL)

15025

BOOK 6491 PAGE 661

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer, Attorneys, 212 Third Avenue North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EDWARD G. THOMAS (NAME)	Zeitlin Financial Services, Inc. (NAME)	MAP 34-5
308 Alta Loma Road (STREET ADDRESS OR ROUTE NUMBER)	4301 Hillsboro Road, Suite 107 (STREET ADDRESS)	PARCEL 70
Madison, TN. 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	GO-4806

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, JOHN H. DEMERICH and wife, MARY LU DEMERICH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EDWARD G. THOMAS and wife, SHEILA R. THOMAS

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.

BEING the west 85 feet of the east 395 feet of the north 425 feet of Lot No. 38 on the Map of Bransford Realty Company`s Alta Loma Subdivision of record in Book 421, Page 44, Register`s Office said County.
Said part of said lot fronts 85 feet on the south side of Alta Loma Drive and runs back between parallel lines, as measured from the center line of said Drive, and 310 feet west of the west margin of the L. N. Railroad right-of-way, 425 feet to a dead line.

BEING the same property conveyed to John H. Demerich and wife, Mary Lu Demerich by deed from Horace L. Garrett and wife, Lucille Eakes Garrett of record in Book 2804, Page 408, Register`s Office for Davidson County, Tennessee.

I 8 2 7.9 2

IDENTIF. REFERENCE

FEB 13 10 22 AM '85

REGISTER
DAVIDSON COUNTY, TN

02/13 156.00- CHECK

This is unimproved ( ) improved ( ) property, known as 308 Alta Loma Road (House Number) (Street) Madison (P. O. Address) 37115 (City or Town) (Postal Zip)

X

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 our hands this 8th day of February, 19 85

John H. Demerich
JOHN H. DEMERICH

Mary Lu Demerich
MARY LU DEMERICH

795

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 JOHN H. DEMERICH and wife, MARY LU DEMERICH

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of February 19 85

Commission expires 4-19-87

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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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

JOHN H. DEMERICH

MARY LU DEMERICH

TO

EDWARD C. THOMAS

SHEILA R. THOMAS

PREPARED BY:

SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201

Phone: 259-3666

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.
149.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 156.00-
0795A02/13/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 2 7 9 2

T
IDENTIF. REFERENCE

FEB 13 10 22 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 108198