6047

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Margaret Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF January, 1985.

Betty B. Vandiver
Notary Public

MY COMMISSION EXPIRES: 7/18/87

(AFFIX SEAL)

BOOK 6492 PAGE 638

THIS INSTRUMENT WAS PREPARED BY

Joe Saperstein, Atty., 95 White Bridge Rd., Nashville, TN 37205
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip Valek, et ux (NAME)	Zeitlin Financial Services (NAME)	117-16
1115 Morrow Ave. (STREET ADDRESS OR ROUTE NUMBER)	4301 Hillsboro Road, Suite 107 (STREET ADDRESS)	187
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	16DA-19176

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, Julian Earl Baxter, Jr. and Norma Baxter Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Philip Valek, et ux Patricia Valek

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:

Land in Davidson County, Tennessee, being Lots Nos. 33 and 34 and the westerly 8 feet of Lot No. 32 on the Map of S. F. and C. D. Morrow's Subdivision, as of record in Book 332, page 86, said Register's Office.

Said Lots 33 and 34 and the westerly 8 feet of Lot No. 32 adjoin and front together 92.3 feet on the southerly side of Morrow Street and extend back between lines, 204.5 feet on the easterly side and 229.5 feet on the westerly side, to an alley, in the rear on which they measure 166 feet.

Being the same property conveyed to J.E. Baxter and wife, Gertrude Jackson Baxter, by deed from Verner Cirvantus King and wife, Clara N. King, of record in Book 2150, page 368, R.O.D.C., Tennessee. The said J.E. Baxter having since died leaving his wife Gertrude Jackson Baxter surviving; the said Gertrude Jackson Baxter having since died leaving surviving Julian Earl Baxter, Jr. and Norma Baxter Brown, designees under the will of Gertrude Jackson Baxter of record in Case No. _____ Probate Court, Davidson County, Tennessee.

Subject to easements and restriction of record.

CHECK

This is improved (X) unimproved ( ) property, known as 1115 Morrow Ave., Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 28th day of January, 1985

Julian Earl Baxter, Jr. — Norma Baxter Brown by Julian Earl Baxter, Jr. attorney fact.

JULIAN EARL BAXTER, JR. — NORMA BAXTER BROWN

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 Julian Earl Baxter, Jr.

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of January 1985.

Commission expires 7/18/87

Betty G. Vanderwood
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

FILED FOR RECORD
DAVIDSON COUNTY TN
FEB 12 10 PM '85

IDENTIFICATION REFERENCE

T83148
1:8:3
4.8

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WARRANTY DEED

FROM

TO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 28th day of January, 1985, before me personally appeared Julian Earl Baxter, Jr., to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Norma Baxter Brown, and acknowledged that he executed the same as the free act and deed of the said Norma Baxter Brown.

Witness my hand and official seal at Nashville, Tennessee this 28th day of January, 1985.

Betty G. Vanderwood
Notary Public

My Commission Expires:
7/18/87

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

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RECEIVED OF _____

FOR _____

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

70000.00- CAMT.
182.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 188.50-
1265A02/14/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.B.3 1 4 8

IDENTIF. REFERENCE

FEB 14 12 10 PM 1986

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 108643