IZ-74-90

This deed prepared by: ( ) Randolph H. Schneider, Attorney at Law, P.O. Box 724386
Atlanta, Georgia 30339

prepared by
WALT, DYER & JAMES
Return to ATTORNEYS AT LAW
C-301, 2002 RICHARD JONES RD.
NASHVILLE, TN 37215

BOOK 6514 PAGE 188

SAFECO TITLE INSURANCE COMPANY

WARRANTY DEED

FILE NO._____

STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INDENTURE, Made the 29th day of June, 19 84 between

JOEL M. BLATT and wife, AMY W. BLATT

of the County of Davidson, and State of Tennessee as party or parties of the first part, hereinafter called Grantor, and

J. Anthony Fort and wife, Molly Evers Fort,

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 311 on the Plan of Walnut Hill Manor, Section 1, of record in Book 4460, page 108, Register's Office for Davidson County, Tennessee.

Said Lot No. 311 fronts 97.0 feet onthe easterly side of Saddle Drive and runs back between lines 148.0 feet on the northerly line and 164.0 feet on the southerly line to a dead line in the rear on which it measures 108.7 feet.

Subject to easements, limitations or restrictions of record, if any. Recorded in Book 4643, page 946, and amended in Book 5440, page 138, and further amended in Book 5526, page 322 as to Lot 311 only, all in the Register's Office for Davidson County, Tennessee.

03/20 837.90- CHECK
1.90 4.66

IDENTIFICATION
MAR 20 10 27 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Address of Grantee	Mail Tax Notice to	Map Parcel No.
J. Anthony Fort et ux 485 Saddle Drive Nashville, Tennessee 37221	Leader Federal Savings & Loan 158 Madison Street Memphis, TN 38103	142-3 73 9D-66278

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

Grantor warrants and will forever defend the right and title to the above described property unto Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the day and year above written.

Joel M. Blatt
JOEL M. BLATT

Amy W. Blatt
AMY W. BLATT

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 29th day of June, 1984, before me personally appeared Joel M. Blatt and Amy W. Blatt to me known to be the person or persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and notarial seal.

Linda J. Weatherseed
Notary Public

My Commission Expires:

My Commission Expires APRIL 17, 1988

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Grantee hereby swears or affirms that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $89,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

J. Anthony Gant

Subscribed and sworn to before me on this the 15th day of March 19 85.

Emily B. Drake
Notary Public

My Commission Expires:

7/18/87

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

RECEIVED OF _____

FOR _____ BOOK 6514 PAGE 190

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
			89,000.00- CAMT.	
	VB		89,000.00 CAMT.	
			89000.00- CAMT.	
			231.40 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 237.90-	
0339A03/20/85			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1 9 0 4 6 6

IDENTIF. REFERENCE

MAR 20 10 27 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 117477