File 78

This Instrument Prepared By:
J. M. GRISSIM
Attorney at Law
323 Union Street
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 6522 PAGE 19

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Peter J. Zabaski and wife, Marianne D. Zabaski 216 Deer Park Circle Nashville, Tennessee 37205	SAME	116-10-70

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, PATRICIA ANNE GAYDEN, has bargained and sold and by these presents does transfer and convey unto the said PETER J. ZABASKI AND WIFE, MARIANNE D. ZABASKI, the Grantees herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being the westerly 85 feet of the southerly one-half of Lot No. 17 on the plan of A. M. Bransford's Subdivision of Lots 29, 30, 31, 32, 33, 34 and 45, in the First Belle Meade Subdivision, as of record in Book 421, page 139, Register's Office for said County.
>
> Said westerly part of said Lot No. 17 fronts 85 feet on the north side of Deer Park Circle and runs back between parallel lines 200 feet on the west side and 201 feet on the easterly margin to a dead line, and shows 85 feet on rear.
>
> Being the same property conveyed to Hamilton V. Gayden, Jr., and wife, Patricia Anne Gayden of record in Book 4937, page 543, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Patricia Anne Gayden by deed from Hamilton V. Gayden, Jr., of record in Book 554, page 279, said Register's Office.

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my heirs and assigns to warrant and forever defend the the title to the said land to the said Grantees, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Patricia Anne Gayden

I-92809

T. IDENTIF. REFERENCE

Mar 29 11 48 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

03/29/85 15:48 CHECK

345

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Patricia Anne Gayden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who upon upon oath acknowledged that she executed the foregoing instrument for the purpose contained therein.

Witness my hand and seal, at office in Nashville, Tennessee, this 26th day of March, 1985.

Belinda Denise Massey
NOTARY PUBLIC

My Commission Expires: April 21, 1985

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $265,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this

26th day March, 1985.

Belinda Denise Massey
NOTARY PUBLIC

My Commission Expires: April 21, 1985

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

RECEIVED OF _____ BOOK 6522 PAGE 21

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
			260000.00-	CAMT.
			689.00	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 695.50-
			3345A03/29/85	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 82809

IDENTIF. REFERENCE

MAR 29 11 48 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 120408