ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
John E. Conard, et ux 3644 Anderson Road Nashville, TN 37217	First Atlanta Mortgage 615 Peachtree Street, N.E. Atlanta, GA 30308	136-11 001

Book 6524 Page 792

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of a certain Deed of Trust of record in Book 3842, Page 243, Register's Office for Davidson County, Tennessee, to secure to First Atlanta Mortgage, the approximate amount of $62,086.92, payable as therein specified, and including the assumption of a certain Deed of Trust of record in Book 6299, Page 261, Register's Office for Davidson County, Tennessee, to secure to Metropolitan Federal Savings & Loan, the approximate amount of $10,000.00, payable as therein specified, I, Joe Conard, have bargained and sold, and by these presents do transfer and convey unto the said John E. Conard and wife, Sharon L. Conard, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 of the Revised Plan of Priest Lake Park, Section 1, of record in Book 3842, Page 243, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joe Conard by deed from Richard R. Clark, Trustee of record in Book 6298, Page 817, Register's Office for Davidson, Tennessee.

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: 3644 Anderson Road, Nashville, TN 37217.

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.

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.

Witness our hands this 2nd day of April, 1985.

Joe Conard

JOE CONARD

4330 04/02 232.70- CHECK

19363

IDENTIF. REFERENCE

APR 2 1 09 PM '85

FILED
DAVIDSON COUNTY, TN

MAIL EMP.

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 JOE CONARD, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of April, 1985.

Brenda M. Clark
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-20-86

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $87,000.00

Joe Conard
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 1st DAY OF APRIL, 1985.

Brenda M. Clark
NOTARY PUBLIC

MY COMMISSION EXPIRES:
4-20-86

This instrument was prepared by:

Richard R. Clark, **3221 Nolensville Road, Nashville, Tennessee 37211**

(615) 832-0138

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

RECEIVED OF _____

FOR _____

BOOK 6521 PAGE 794

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

87000.00- CAMT.
226.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 232.70-
4330404/02/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 3 6 3 8

IDENTIF. REFERENCE

APR 2 | 10 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 121368