#3800 File Box 38

# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*

BOOK 6536 PAGE 449

George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., Suite 221
Nashville, Tennessee 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| JAMES HERBERT THIGPEN (NAME) | CAMERON-BROWN COMPANY (NAME) | Map 162-9A |
| 5510 Country Drive, #125 (STREET ADDRESS OR ROUTE NUMBER) | 4300 Six Forks Rd., PO Box 18109 (STREET ADDRESS) | Parcel 125 |
| Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP) | Raleigh, North Carolina 27619 (CITY) (STATE) (ZIP) | 5DU-56001 |

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, SHIRLEY A. ZEITLIN and JANELLE F. CARMEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES HERBERT THIGPEN and wife, BUELAH V. THIGPEN

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit No. 125 on the Plan of Hickory Valley Condominiums, Phase 2, as of record in Plat Book 4460, page 133, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Shirley A. Zeitlin and Janelle F. Carmen by deed from Dan Edward Williams and wife, Deborah P. Williams of record in Book 6221, page 310, said Register's Office.

This conveyance is made subject to: (1) 1985 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 4659, page 979, as amended in Book 4937, page 429; (3) Easements of record in Book 4842, page 979, and Book 5606, page 663, and; (4) All matters appearing on the Plan of record in Plat Book 4460, page 133, said Register's Office.

The afore described property is not, nor has it ever been the residence of either of the grantors.

I.D. 7.6.7.7.

IDENTIF. REFERENCE

APR 16 1 13 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved XX property, known as 5510 Country Drive, #125, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 16th day of April, 1985.

Shirley A. Zeitlin
SHIRLEY A. ZEITLIN

Janelle F. Carmen
JANELLE F. CARMEN

449

STATE OF TENNESSEE

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COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SHIRLEY A. ZEITLIN and JANELLE F. CARMEN

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of April, 1985.

My commission expires 1/10/89 Notary Public

STATE OF TENNESSEE

COUNTY OF

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____

this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

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

James Herbert Thigpen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF April, 1985.

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

3347 04/18 136.00- CHECK

**WARRANTY DEED**

FROM SHIRLEY A. ZEITLIN and JANELLE F. CARMEN

TO JAMES HERBERT THIGPEN and wife, BEULAH V. THIGPEN

PLEASE RETURN TO:
**First Title & Escrow Company, Inc.**
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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

RECEIVED OF _____

FOR _____ BOOK 6536 PAGE 451

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

57500.CO- CAMT.
149.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 156.00-
9347A04/18/85 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

I 9 7 6 7 7

IDENTIF. REFERENCE

Apr 18 1 19 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 126250