File Box 43

BOOK 6538 PAGE 894

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Janet Anne Wharton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF April 19 85.

Notary Public

MY COMMISSION EXPIRES 4/20/86
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, CORNER OF FIRST AND UNION, NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Janet Anne Wharton, unmarried et al (NAME)	Standard Federal Savings and Loan Association (NAME)	104-16
1809 Linden Avenue (STREET ADDRESS OR ROUTE NUMBER)	481 N. Frederick Street (STREET ADDRESS)	189
Nashville, Tennessee 37212 (CITY) (STATE) (P.O. ZIP)	Gaithersburg, Maryland 20877 (CITY) (STATE) (ZIP)	24W10315

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, Limor Company, a partnership consisting of Irvin Limor and wife, Elizabeth Limor, Alexander Limor and Victor Limor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janet Anne Wharton, unmarried, Barnie A. Higgs and wife, Mary P. Higgs

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 the easterly 70 feet on Lot No. 95 and the westerly 10 feet of Lot No. 96 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights of record in Book 332, Page 117, Register's Office for Davidson County, Tennessee.

Said Parts of Lots Nos. 95 and 96 front together 80 feet on the southerly side of Linden Avenue and runs back 204.5 feet more or less, on the westerly side and 204.1 feet, more or less, on the easterly side to an alley measuring 80 feet thereon.

Being the same property conveyed to Irvin Limor and wife, Elizabewth Limor, Alexander Limor and Victor Limor, a partnership trading as Limor Company of record in Book 4545, page 288, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

T. 9 8. 5. 3. 4.
IDENTIF. REFERENCE.
APR 23 10 10 AM '85
FELIX A. HILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 1809 Linden Avenue, (House Number) (Street) Nashville, Tennessee 37212 (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 ti, 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 my hand this 19th day of April, 19 85

Limor Company, a partnership
By: Victor Limor, Partner

CHECK 04/23 $75.50-

426

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of 19_____

_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

WARRANTY DEED

FROM
Limor Company, a partnership

TO
Janet Anne Wharton, unmarried
Barnie A. Higgs et ux
Mary P. Higgs

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared VICTOR LIMOR, partner _____, with whom I am personally acquainted, or proved to me upon the basis of satisfactory evidence, and who upon oath, ancknowledged himself/~~themselves~~ to be partner(s) of Limor Company, the within named bargainor, a partnership, and that he/~~they~~ as such partner(s), being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself/~~themselves~~, as partner(s).

Witness my hand and seal, this 19th day of April, 1985.

Notary Public

My Comm. expires: 4/20/86

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

RECEIVED OF _____

FOR _____

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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

65000.00- CAMT.
169.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 175.50-
0426A04/23/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 8 5 3 4

IDENTIF. REFERENCE

APR 23 10 10 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 127298