File Box 38 #3686

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 6545 PAGE 993

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

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MARILYN M. FLETCHER (NAME)	CITY FEDERAL SAVINGS & LOAN (NAME)	Map 104-16C
2318 18th Avenue, S (STREET ADDRESS OR ROUTE NUMBER)	125 Belmont Drive (STREET ADDRESS)	Parcel 110
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	Somerset, New Jersey (CITY) (STATE) (ZIP)	

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, BLAIR BUILDERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARILYN M. FLETCHER

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. 2318 on the Plan of Ravenswood Court Condominium Apartments as of record in Book 6250, page 99, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Blair Builders by deed from Howard B. Johnston, Jr. of record in Book 6289, Page 239, and by deed from Martha L. Kiefer of record in Book 6318, page 290, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1985 Taxes; (2) Covenants, Conditions, Restrictions, and Agreements contained in Master Deed of record in Book 6363, page 906; (3) All matters appearing on the plan of record in Plat Book 6250, page 99, said Register's Office.

unimproved ( )
This is improved (XX property, known as 2318 18th Avenue, S, Nashville, Tennessee 37212

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 29th day of April, 19 85.

BLAIR BUILDERS, By: CUMBERLAND DEVELOPMENT GROUP, INC.
By: Grady Hensley
GRADY HENSLEY, PRESIDENT

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 BLAIR BUILDERS

the bargainor _____, with whom I am personally acquainted, and who acknowledged that ~~he~~ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of April, 19 85.

My commission expires _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Grady Hensley with whom I am personally acquainted, and who, upon oath, acknowledged himself self to be President of the CUMBERLAND DEVELOPMENT GROUP, INC., Managing Venturer for BLAIR BUILDERS, the within named bargainor, a corporation, and that as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Grady Hensley as such President.

Witness my hand and official seal, at Nashville, Tennessee this 29th day of April, 19 85.

Commission expires 7/17/88 Notary Public

MAY 1 12 26 PM '85
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

90600

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,900.00

Marilyn M. Fletcher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April, 19 85

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

Notary Public

WARRANTY DEED

FROM BLAIR BUILDERS

TO MARILYN M. FLETCHER

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

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RECEIVED OF _____

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

65900.00- CONT.
171.34 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 177.84-
3340A05/01/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J00906

IDENTIF. REFERENCE

MAY 1 12 25 PM '85

REGISTER
DAVIDSON COUNTY, TN

No. 130143

5-1-85
VOID

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