THIS INSTRUMENT PREPARED BY: PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Michael Corzine
3817 Harding Place
Nashville, Tennessee 37215

SEND TAX BILLS TO:
Michael Corzine
P. O. Box 150306
Nashville, TN 37215

MAP-PARCEL NUMBERS:
FH-9620
130-7-140

WARRANTY DEED

BOOK 6561 PAGE 412

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

J. Emerick Nagy and wife, Anne C. Nagy

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Michael Corzine

hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

Tract 1:

LAND in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by S. R. Sanford, Jr., June 28, 1947, as follows:

BEGINNING on the southerly margin of Harding Place, at the northwest corner of the property conveyed to James H. Curran and wife, by deed from Oscar Godwin, of record in Book 1045, page 247, Register's Office for said County; thence with Curran's westerly line, southwardly 334 feet to Curran's southwest corner; continuing in the same direction 218.4 feet, in all 552.4 feet to the northerly margin of a 25 foot strip; thence with said strip, North 86 degrees 05 minutes west 100.61 feet; thence northwardly 206.88 feet to an iron pin; continuing in the same direction 334 feet, in all 540.88 feet to the southerly margin of Harding Place; thence with said Place, North 87 degrees 25 minutes east 100 feet to the beginning.

Tract 2:

LAND in the 7th Civil District of Davidson County, Tennessee, and in the rear of the Walter E. Gerick and wife, Margaret W. Gerick, land at 3817 Harding Place, and being more particularly described as follows:

BEGINNING at the southwest corner of the said Walter E. Gerick land; thence in a southerly direction S 2 degrees 15 minutes E, 25 feet to a point; thence in

This is (un)improved property, known as 3817 Harding Place, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 14th day of May, 1985.

Anne C. Nagy
BY: J. Emerick Nagy, Attorney-In-Fact

J. Emerick Nagy

STATE OF TENNESSEE
COUNTY OF Davidson

On this 14th day of May, 1985, before me personally appeared J. Emerick Nagy, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

My Commission Expires: 10-24-88

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE LARGE

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 J. Emerick Nagy, 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 on behalf of Anne C. Nagy as her Attorney-In-Fact as the free act and deed of the within named Anne C. Nagy. Witness my hand and official seal at Nashville, Tennessee, this 14th day of May, 1985.

Notary Public

My Commission Expires: 10-24-88

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 160,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of May, 1985.

Notary Public

My Commission Expires: 10-24-88

an easterly direction S 86 degrees 05 minutes E, 100.5 feet to a point; thence in a northerly direction N 2 degrees 15 minutes W, 25 feet to a point coinciding with the southeast corner of the said Walter E. Gerick land; thence in a westerly direction S 87 degrees 25 minutes W, 100 feet to the point of beginning. This description is based on survey made by S. R. Sanford, Jr., Civil Engineer, June 28, 1947.

BEING the same property conveyed to J. Emerick Nagy and wife, Anne C. Nagy by deed from Walter E. Gerick, Jr. and wife, Margaret N. Gerick, of record in Book 5055, page 933, and corrected in Book 5076, page 701, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Anne C. Nagy by J. Emerick Nagy as her Attorney-In-Fact, pursuant to a Power of Attorney which is being recorded immediately prior to the recording hereof. The Affidavit of said Attorney-In-Fact is attached as an exhibit to this Deed and incorporated herein by reference.

WARRANTY DEED

from:
J. Emerick Nagy and wife, Anne C. Nagy

to:
Michael Corzine

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157
(TN-23547)

dp

EXHIBIT TO WARRANTY DEED
FROM
J. EMERICK NAGY ET UX
TO
MICHAEL CORZINE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 6561 PAGE 414

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

References to the singular include the plural, when applicable.

J. Emerick Nagy
Affiant - J. Emerick Nagy

Sworn to and subscribed before me this 14th day of May, 19 85.

Notary Public

My Commission Expires: 10-24-88

NOTARY PUBLIC AT LARGE

3868 05/20 425.50- CHECK

RECEIVED FOR RECORD
MAY 20 A 8:07 AM 1985
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

IDENTIF. REFERENCE

J 0 6 3 1 8

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

RECEIVED OF _____

FOR _____

BOOK 6561 PAGE 415

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

160000.00- CAMT.
416.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 425.50-
9868A05/20/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 0 6 3 1 8

IDENTIF. REFERENCE

MAY 20 4 07 PM '85

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 136504