#3815

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 6567 PAGE 632

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
BEN H. MARSHALL, JR. (NAME)	ZEITLIN FINANCIAL SERVICES, (NAME)	Map 72-4
1430 Shelton Avenue (STREET ADDRESS OR ROUTE NUMBER)	4301 Hillsboro Road, Suite 200 (STREET ADDRESS)	51
Nashville, Tennessee 37216 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	15DZ-32920

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, DENNIS C. REGULI and wife, CHRISTINA REGULI

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BEN H. MARSHALL, JR. and wife, LINDA S. MARSHALL

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 Lot No.'s 6, 7, and 8, on the Plan of Inglewood Golf Club Estates, Block "E", as of record in Plat Book 843, page 65, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Dennis C. Reguli and wife, Christina Reguli by deed from Kenneth E. Kee and wife, Nancy E. Kee of record in Book 5334, page 852, said Register's Office.

This conveyance is made subject to: (1) 1985 taxes which have been prorated and assumed by the Grantees; (2) All matters appearing on the plan of record in Plat Book 843, page 65, Register's Office for Davidson County, Tennessee.

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN
MAY 29 2 PM '85

IDENTIF. REFERENCE

J 0 8 3 7 1

unimproved ( )
This is improved (XX) property, known as 1430 Shelton Avenue, Nashville, Tennessee 37216

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 22nd day of May, 1985.

DENNIS C. REGULI

CHRISTINA REGULI

3446

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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 DENNIS C. REGULI and wife, CHRISTINA REGULI the bargainor s, 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 22nd day of May, 19 85.

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 $ 109,000.00

Ben H. Marshall Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF May, 19 85

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

Notary Public

WARRANTY DEED

FROM
DENNIS C. REGULI and wife,
CHRISTINA REGULI

TO
BEN H. MARSHALL, JR. and wife,
LINDA S. MARSHALL

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 6567 PAGE 634

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

109000.00- CAMT.
283.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 289.90-
2446A05/29/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 0 8 3 7 1

IDENTIF. REFERENCE

MAY 29 2 27 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 139023