3960
File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, TN 37207

BOOK 6606 PAGE 949

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BARBARA D. BOUSKA (NAME)	CITY FEDERAL SAVINGS AND LOAN (NAME)	Map 43-9
1905 Bernard Avenue #5 (STREET ADDRESS OR ROUTE NUMBER)	125 Belmont Drive (STREET ADDRESS)	Parcels 56 & 371
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	Somerset, New Jersey 08873 (CITY) (STATE) (ZIP)	11D-60477 & 60480

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, EDWARD G. TYLER and wife, SHARON E. TYLER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BARBARA D. BOUSKA

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. 1 & 2 on the Plan of the Resubdivision of Lot No. 26 of Block "D" on the Plan of Woodlawn Estates, as of record in Plat Book 5190, page 642, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Edward G. Tyler and wife, Sharon E. Tyler by deed from David L. Kelley and wife, Linda N. Kelley of record in Book 6471, page 786, and Book 6471, page 789, said Register's Office.

This conveyance is made subject to: (1) 1985 Taxes, which have been prorated and assumed by the Grantee; (2) Agreement of record in Book 6409, page 423; (3) Easement of record in Book 6409, page 419; and (4) All matters appearing on the Plan of record in Plat Book 5190, page 642, said Register's Office.

As part of the consideration for this transfer, the Grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated October 19, 1984, in the original principal sum of $66172.00, payable to City Mortgage Services, Inc. in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 6408, page 403 said Register's Office.

As part of the consideration for this transfer, the Grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated October 19, 1984, in the original principal sum of $66,172.00, payable to City Mortgage Services, Inc. in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 6409, page 419 said Register's Office.

unimproved ( )
This is improved (XX) property, known as 613-615 & 617-619 Bixler Avenue, Madison, Tennessee 37115

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 12th day of July, 1985

Edward G. Tyler by Sharon E. Tyler atty-in-fact
EDWARD G. TYLER
Attorney-in-Fact for the said Edward G. Tyler by Power of Attorney recorded in Book 6526, page 326, said Register's Office

Sharon E. Tyler
SHARON E. TYLER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 6606 PAGE 950

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor SHARON E. TYLER

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

Witness my hand and official seal at Brentwood, Tennessee this 12th day of July, 19 85

My commission expires 4-19-87 Notary Public Helen D. Bouska

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 WILLIAMSON:

On this 12th day of July, 1985, before me personally appeared SHARON E. TYLER, to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of EDWARD G. TYLER, and acknowledged that she executed same as the free act and deed of the said EDWARD G. TYLER.

Witness my hand and seal, at office in Brentwood, Tennessee, this 12th day of July, 1985.

Helen D. Bouska
Notary Public

My commission expires: 4-19-87

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 134,119.22

Karen E. Harris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF July, 1985.

MY COMMISSION EXPIRES: 4-19-87 (AFFIX SEAL)

Helen D. Bouska
Notary Public

Helen D. Bouska Notary Public at Large State of Tennessee

FILED JUL 16 11 00 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIF. REFERENCE

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

12097

WARRANTY DEED

07/16 335.16- CHECK

3060

FROM
EDWARD G. TYLER and wife,
SHARON E. TYLER

TO
BARBARA D. BOUSKA

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6606 PAGE 951

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
			134119.22- CAPT.	
			348.66 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 355.16-	
0060A	07/16/85		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 0 9 7 9

IDENTIF. REFERENCE

JUL 16 11 00 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 154255