BOOK 6615 PAGE 567

Box 37
WTM

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Thomas B. Zerfoss, III 216 Deer Park Drive Nashville, TN 37205	Same	Map 116-10 Part of Parcel 53

This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P. O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, George N. Spiva and wife, Elizabeth Fulcher Spiva (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Thomas B. Zerfoss, III and wife, Emily P. Zerfoss (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. An easement for a 10-foot sanitary sewer granted to the City of Belle Meade as of record in Book 5894, page 230, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $70,131.00.

Thomas B. Zerfoss III
Affiant, Thomas B. Zerfoss, III

Subscribed and sworn to before me this 26th day of July, 1985.

Notary Public
My Commission Expires: 10/19/86

1336

This is unimproved property, known as part of 216 Deer Park Drive, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said Property, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said Property in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to the Property to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 26th day of July, 1985.

By Robert P. Thomas
George N. Spiva, by Robert P. Thomas, Attorney-in-Fact

By Robert P. Thomas
Elizabeth Fulcher Spiva, by Robert P. Thomas, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of July, 1985, before me, Darlene T. Marsh, a Notary Public in and for said County and State, personally appeared Robert P. Thomas, 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 George N. Spiva, and acknowledged that he executed the same as the free act and deed of the said George N. Spiva.

WITNESS my hand and seal at Nashville, Tennessee, this 26th day of July, 1985.

Darlene T. Marsh
Notary Public

My Commission Expires: 10/9/86

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of July, 1985, before me, Darlene T. Marsh, a Notary Public in and for said County and State, personally appeared Robert P. Thomas, 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 Elizabeth Fulcher Spiva, and acknowledged that he executed the same as the free act and deed of the said Elizabeth Fulcher Spiva.

WITNESS my hand and seal at Nashville, Tennessee, this 26th day of July, 1985.

Darlene T. Marsh
Notary Public

My Commission Expires: 10/9/86

Exhibit A

Being the southerly 210 feet of lot numbered 27 in A.M. Bransford's Subdivision of Lot Nos. 29, 30, 31, 32, 33, 34 and 45 in First Belle Meade Subdivision, a plan of which is recorded in Book 421, page 139, of the Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the northerly margin of Deer Park Drive, the common corner of Lot Nos. 27 and 28 in said plan, running thence in a northerly direction along the boundary line of said lots, 210 feet to a point; thence at right angles to said boundary line and in a westerly direction 95 feet, more or less, to boundary line between Lot Nos. 26 and 27 in said plan; thence in a southerly direction and along the boundary line between said Lot Nos. 26 and 27, 210 feet to a point in the northerly margin of Deer Park Drive; thence along the northerly margin of Deer Park Drive in an easterly direction 100 feet to the point of beginning.

Being part of the same property conveyed to George N. Spiva and wife, Elizabeth Fulcher Spiva, by deed from Elmer D. Davies, Jr., and Ed R. Davies and wife, Elizabeth B. Davies, of record in Book 5838, page 606, said Register's Office.

J 2 3 8 8 5.

IDENTIF. REFERENCE

JUL 26 10 12 AM '85

FELIX A. [illegible] II REGISTER
DAVIDSON COUNTY, TN

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
			70131.00-	
			1008.26	
	VD		1008.26-	
			162.81	
			.50	
			12.00	
			CHECK	134.76-
1638A07/26/85				

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 3 8 8 5 1

IDENTIF. REFERENCE

JUL 26 10 12 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 157744