60410

BOOK 6621 PAGE 399

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10-29-86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DR. RUPERT MARIGZA (NAME)	S A M E (NAME)	104-8
2141 Fairfax (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	274
Nashville Tn 37212 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	22W-15765

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, WE, ROKEBY PROPERTIES, a joint venture of JEFFREY A. SILBAR, THOMAS C. SECKMAN, MAX I. SHAFF and CYNTHIA FRIEDMAN HIMMELFARB,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DR. RUPERT MARIGZA,

HEREINAFTER CALLED THE GRANTEES, THEIR 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 part of Lot 58 in O. B. Hayes' Plan of Large Lots, called Rokeby, as of record in Book 21, page 87, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING on the westerly margin of 17th Avenue, South, formerly Addition Avenue, 100 feet southerly from the north line of said Lot 58; thence southerly with the westerly margin of said Avenue 60 feet; thence at right angles westerly 164½ feet to the center of an alley; thence with the center of said alley northerly 60 feet; thence easterly 164½ feet to the point and place of beginning.

BEING the same property conveyed to Rokeby Properties, a joint venture of Jeffrey A. Silbar, Thomas C. Seckman, Max I. Shaff and Cynthia Friedman Himmelfarb by Quitclaim Deed from Jeffrey A. Silbar, unmarried, of record in Book 6197, page 914, Register's Office for Davidson County, Tennessee.

08/2 370.50 CHECK

This is unimproved ( ) improved (X) property, known as 1615 17th Avenue, South, Nashville, Tennessee 37212
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hand s this 29th day of July, 19 85

ROKEBY PROPERTIES

By: Jeffrey A Silbar by his Attorney in Fact

JEFFREY A. SILBAR as attorney in fact

THOMAS C. SECKMAN

MAX I. SHAFF

CYNTHIA FRIEDMAN HIMMELFARB

3568-

STATE OF TENNESSEE
Davidson County

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THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named THOMAS C. SECKMAN, MAX I. SHAFF and CYNTHIA FRIEDMAN HIMMELFARB, comprising a joint venture known as ROKEBY PROPERTIES, the bargainor__s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of July, 19 85

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Alan D. Mazer, a Notary Public within and for the State and County aforesaid, personally appeared Thomas C. Seckman, Max I. Shaff and Cynthia Friedman Himmelfarb (his oath) (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the Partners and Partner respectively of the Rokeby Properties, a joint venture the within named bargainor, a ~~corporation~~, and that (he) as such Partners and Partner (they), being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of ~~the corporation~~ by the said Thomas C. Seckman & Max I. Shaff as such Partners, and attesting the same by the said Cynthia Friedman Himmelfarb as such Partner

Witness my hand and official seal at office at Nashville, Tn. on this the 29th day of July, 19 85

My commission expires 10/19/86

_____
Notary Public

WARRANTY DEED

FROM

TO

25652

IDENTIFICATION REFERENCE

AUG 2 3 29 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PREPARED BY:
SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201
Phone: 259-3666

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 29th day of July, 1985, before me personally appeared MAX I, SHAFF, to be known to be the person who executed the foregoing instrument in behalf of JEFFREY A. SILBAR, as his attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said JEFFREY A. SILBAR, as though he personally had acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 29th day of July, 1985.

NOTARY PUBLIC

My Commission Expires: 10/19/86

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6621 PAGE 401

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			140[illegible].00- CAPIT, 364.00 CSTAX .50 [illegible] 6.00 MDE'D CHECK 370.50-	
			3860A08/02/85 CRL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25652

IDENTIFI REFERENCE

AUG 2 3 29 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 159917