File Box #38 4066

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 221
Nashville, Tennessee 37215

BOOK 6639 PG 838

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JIMMY R. McBRIDE (NAME)	ZEITLIN FINANCIAL SERVICES, (NAME)	Map 117-8
1812 Lombardy Drive (STREET ADDRESS OR ROUTE NUMBER)	4301 Hillsboro Road, Suite 200 (STREET ADDRESS)	Parcel 73
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	16DA-1520

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, KATHRYN JOHNSON HOLDT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JIMMY R. McBRIDE and wife, VICKIE K. McBRIDE

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 the westerly 80 feet of Lot No. 11 of Block "B" on the Final Plat of the Walter Stokes Home Place, as of record in Book 974, page 92, Register's Office for said County.

Said part of Lot No. 11 fronts 80 feet on the Northerly side of Lombardy Avenue and runs back between parallel lines, 175 feet to a dead line.

Being the same property conveyed to Charles Holdt and wife, Kathryn Johnson Holdt by deed from William Moyle and wife, Alice Harvey Moyle of record in Book 1757, page 257, said Register's Office, the said Charles Holdt having since died.

This conveyance is made subject to: (1) Taxes for 1985 which have been prorated and assumed by the Grantees; (2) All matters appearing on the plan of record in Plat Book 974, page 92, said Register's Office.

FELIX 2. A. ... REGISTER
DAVIDSON COUNTY, TN
AUG 27 8 52 AM '85

IDENTIFI REFERENCE

31564

unimproved ( )
This is improved (XX) property, known as 1812 Lombardy Drive, Nashville, Tennessee 37215

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 August, 1985.

Kathryn Johnson Holdt
KATHRYN JOHNSON HOLDT

BOOK 6639 PAGE 839

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 KATHRYN JOHNSON HOLDT 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 ~~Nashville, Tennessee~~, this ~~22nd~~ day of August, 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 $ 90,000.00

Jimmy R. McBride
Affiant

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

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

Notary Public

WARRANTY DEED

FROM

KATHRYN JOHNSON HOLDT

TO

JIMMY R. McBRIDE and wife,
VICKIE K. McBRIDE

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 6639 PAGE 340

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

90000.00- CAMT.
234.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 240.50-
1068A08/27/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31564

IDENTIFICATION REFERENCE

AUG 27 8 52 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 166943