#4051 File Box #38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., Suite 221
Nashville, TN 37215

BOOK 6647 PAGE 631

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MARY L. PICKARD (NAME)	ZEITLIN FINANCIAL SERVICES, (NAME)	Map 142-5-C
925 Todd Preis Drive, S-404 (STREET ADDRESS OR ROUTE NUMBER)	4301 Hillsboro Road, Suite 200 (STREET ADDRESS)	Parcel 56
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	9D-65607

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, DAN B. CUNDIFF and wife, DEBORAH W. CUNDIFF

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY L. PICKARD

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 Unit No. S-404 on the Plan of Phase One, Section Four, River Plantation Condominium Apartments together with the carport designated as No. S-404-C as of record in Plat Book 4675, page 127, and Book 4860, pages 17, 18, and 19 amended in Book 4860, pages 107, 108 and 109, Register's Office for said County to which plan reference is made for a more complete description.

Being the same property conveyed to Dan B. Cundiff and wife, Deborah W. Cundiff by deed from Timothy F. York and wife, Sandra J. York of record in Book 5927, page 945, said Register's Office.

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 Phase One, Section Four, River Plantation of record in Book 4675, page 127, and Book 4860, pages 17, 18 and 19, amended in Book 4860, pages 107, 108 and 109; (3) By-Laws of River Plantation Section Four of record in Book 4892, page 456; (4) Covenants, Conditions, Restrictions and Agreements contained in Master Deed of record in Book 4892, page 440, amended in Book 4956, page 756; and (5) Easements of record in Book 174, page 70, Book 4675, page 127, Book 3770, page 6, and Book 2274, page 547.

3386 I.

IDENTIFICATION REFERENCE

SEP 5 8 10 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (unimproved ( ) improved (XX)) property, known as 925 Todd Preis Drive, S-404, Nashville, Tennessee 37221

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 30th day of August, 1985.

Dan B. Cundiff
DAN B. CUNDIFF

Deborah W. Cundiff
DEBORAH W. CUNDIFF

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STATE OF TENNESSEE

COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DAN B. CUNDIFF and wife, DEBORAH W. CUNDIFF

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 30th day of August, 19 85.

My commission expires 4-19-87 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 $ 83,670.00

Mary L Pickard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August, 19 85

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

Notary Public

WARRANTY DEED

FROM

DAN B. CUNDIFF and wife,
DEBORAH W. CUNDIFF

TO

MARY L. PICKARD

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 6647 PAGE 633

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

83670.00- CONT.
217.62 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 234.12-
3805A09/05/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33861.

IDENTIFICATION REFERENCE

SEP 5 8 10 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 169610