#4139

File Box #38

WARRANTY DEED

BOOK 6647 PAGE 670

THIS INSTRUMENT PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MARY EUBANKS DUNN (NAME)	ZEITLIN FINANCIAL SERVICES, INC. (NAME)	Map 104-13A
401 Bowling Avenue, #30 (STREET ADDRESS OR ROUTE NUMBER)	4301 Hillsboro Road, Suite 200 (STREET ADDRESS)	Parcel 22
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	7DA-71734

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, ROBERT L. HAYES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY EUBANKS DUNN

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 Building Site No. 22 on the Plan of Richmeade Place, Section I, as of record in Plat Book 4860, page 44, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert L. Hayes by deed from Robert T. Sanders and wife, Gene M. Sanders of record in Book 5849, page 984, said Register's Office.

This conveyance is made subject to: (1) 1985 Taxes which have been prorated and assumed by the Grantees; (2) Declaration of Covenants, Conditions, and Restrictions of record in Book 4941, page 637, amended in Book 5036, page 338, supplemented in Book 5019, page 946, Book 5094, page 473, Book 5238, page 385, Book 5408, page 210, and Book 5733, page 628, said Register's Office; (3) By-Laws of record in Book 4941, page 689, amended in Book 5213, page 945, said Register's Office; (4) Conveyance of common area of record in Book 5487, page 73, said Register's Office; (5) Charter of Incorporation of record in Book 4942, page 633, said Register's Office; (6) All matters appearing on the plan of record in Plat Book 4860, page 44, said Register's Office.

Beverly A. Feagin, spouse of Robert L. Hayes, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Robert L. Hayes.

3387.2

IDENTIFICATION REFERENCE

SEP 5 8 17 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 401 Bowling Avenue, #30, Nashville, Tennessee 37205

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 26th day of August, 1985.

Robert L. Hayes
ROBERT L. HAYES

Beverly A. Feagin
BEVERLY A. FEAGIN

BOOK 6847 PAGE 671

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

Witness my hand and official seal at Nashville, Tennessee 37215, this 26th day of August, 1985.

My commission expires 4-30-86 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

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Beverly A. Feagin, 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 28th day of August, 1985.

My commission expires: 1/10/89

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 123,500.00

Mary Eubanks Dunn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August, 1985.

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

Notary Public

217

WARRANTY DEED

FROM

ROBERT L. HAYES

TO

MARY EUBANKS DUNN

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 672

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

123500.00- CAMT.
321.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 327.60-
3817A09/05/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3387.2

IDENTIFICATION REFERENCE

SEP 5 8 17 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 169621