#4087
File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 5849 PAGE 477

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
MAURICE J. KEMP (NAME)	ZEITLIN FINANCIAL SERVICES, (NAME)	Map 142-8-B
1008 Pebble Brook (STREET ADDRESS OR ROUTE NUMBER)	4301 Hillsboro Road, Suite 200 (STREET ADDRESS)	Parcel 64
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	9D-2254

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, NORMA TAYLOR BODINE , unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MAURICE J. KEMP

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. 64, on the Plan of Phase III, Coronada Town Home Condominiums as of record in Plat Book 5200, page 67, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Norma Taylor Bodine, unmarried, by deed from Betty M. Neiswender of record in Book 6070, page 132, said Register's Office.

This conveyance is made subject to: (1) Taxes for 1985 which have been prorated and assumed by the Grantees; (2) Covenants, Conditions, Restrictions and Agreements in Master Deed of record in Book 4901, page 679, amended in Book 5202, page 329, Book 5306, page 241, Book 5522, page 675, and Book 5869, page 269 , said Register's Office; (3) By-Laws of record in Book 4901, page 702, said Register's Office; (4) Sewer Easement of record in Book 4788, page 761, Book 4816, page 965, and Book 4816, page 968, said Register's Office; (5) Terms and conditions of repurchase and option agreement of record in Book 4904, page 622, and Book 5367, page 72, said Register's Office; (6) All matters appearing on the Plan of record in Plat Book 5200, page 67, said Register 's Office.

34408

IDENTIFICATION REFERENCE

SEP 6 12 17 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 1008 Pebble Brook, 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 16th day of August, 19 85

Norma Taylor Bodine

NORMA TAYLOR BODINE

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 NORMA TAYLOR BODINE 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 16th day of August, 1985.

My commission expires 7/17/88 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6649 PAGE 478

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 $ 103,000.00

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 NORMA TAYLOR BODINE

TO MAURICE J. KEMP

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_____

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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
			103000.00- CAMT.	
			267.80 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	274.30-
4461A	09/06/85		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34408

IDENTIF. REFERENCE

SEP 6 12 17 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 170254