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mail

1217 Shelton Avenue
Nashville, Tennessee
CPC:plm
9-9-85

This Instrument Prepared By:
Charles Patterson Cron
2517 Lebanon Road
Nashville, TN 37214

[Address New Owners:	[Send Tax Bills to:	[Map-Parcel Nos.
[Jesse B. Cole, et ux [1216 Shelton Ave. [Nashville, TN 37216	[Fidelity Federal Savings & [Loan Association [P.O. Box 2588 [Nashville, TN 37219	[Map 72-3 [Parcel 366 [15 DZ-9240

WARRANTY DEED

THIS DEED, made and entered into this 9th day of September, 1985, by and between PROVERBS THREE, INC., a Tennessee non-profit corporation, hereinafter "Grantor;" and JESSE B. COLE and wife, SUE ELLEN COLE, hereinafter "Grantee."

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, does by these presents grant, bargain, sell and convey unto the said Grantees, their heirs and assigns, the real estate situated in Davidson County, Tennessee, described on Exhibit A, attached hereto and by this reference incorporated herein, subject to the Permitted Exceptions affecting such real estate as set forth on Exhibit B.

TO HAVE AND TO HOLD, the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantees, their heirs and assigns forever. Grantor convenants with Grantees, their heirs and assigns, that Grantor is lawfully seized and possessed of said premises in fee simple; that it has good and lawful right to convey it, that the same is free from all encumbrances except those set forth in Exhibit B; and that Grantor further covenants and binds itself, its successors, assigns and representatives to forever warrant and defend the title to said land unto Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed on the day and year first above written.

3511'57

IDENTIFICATION REFERENCE

SEP 10 1 04 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PROVERBS THREE, INC., a
Tennessee non-profit corporation

By: Charles P. Cron, V.P.
Charles P. Cron, Vice President

[redacted] [redacted]

STATE OF TENNESSEE)
)ss:
COUNTY OF DAVIDSON)

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Charles P. Cron, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Vice President of PROVERBS THREE, INC., a Tennessee non-profit corporation, the within named bargainor, and that Charles P. Cron as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by Charles P. Cron as Vice President.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of September, 1985.

Patricia Doughty
NOTARY PUBLIC

My Commission Expires: 10/24/88

STATE OF TENNESSEE)
)ss:
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value of this transfer is $41,000.00.

Jesse B Cole
AFFIANT

Subscribed and sworn to before me this 9th day of September, 1985.

Patricia Doughty
NOTARY PUBLIC

My Commission Expires: 10/24/88

EXHIBIT "A"

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LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being the east half of Lot No. 64 on the Map of Inglewood Place, as of record in Book 332, page 101, Register's Office for said County.

SAID part of said lot fronts 50 feet on the south side of Shelton Avenue and runs back between lines 189.9 feet on the easterly line and 189.75 feet on the westerly line, to a dead line, on which it measures 50 feet.

BEING the same property conveyed to Proverbs Three, Inc., a Tennessee non-profit corporation, by Warren H. Cuzzort, Jr., Claude H. Cuzzort and Margaret Cuzzort Bracey by deed, dated July 20, 1978, of record in Book 5315, page 675, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

TITLE EXCEPTIONS

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1. Taxes for 1985, a lien, but not yet due and payable.

2. Deed of Trust executed by Proverbs Three, Inc., A Tennessee Non-Profit Corporation, to Vaden Lackey, Jr., Trustee, dated November 1, 1978, of record in Book 5359, page 980, Register's Office for Davidson County, Tennessee, to secure to FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION.

3. Easement for sanitary sewers and/or storm drainage as shown of record in Book 4269, page 40, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

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

41000.00- CAMT.
106.60 CSTAX
.50 PRFEE
6.00 WDEED

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

VB 6.00- WDEED
12.00 WDEED
CHECK 119.10
890A09/10/85 BAL .00

3515.7-

IDENTIFICATION REFERENCE

SEP 10 1 04 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 171157