THIS INSTRUMENT PREPARED BY: PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

file 7

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
William R. Rubino et ux	Zeitlin Financial 4301 Hillsboro Rd.S-107 Nashville, Tenn. 37215	115-12 67 8DZ-70555

WARRANTY DEED

BOOK 6685 PAGE 859

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, William K. Lane and Julia Ann Fesmire, formerly Julia F. Lane,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto William R. Rubino and wife, Leah K. Rubino,

hereinafter called the Grantee, Grantee's 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 Lot No. 58 on the plan of West Meade Farms, Inc., Section "C", of record in Book 1835, page 44, Register's Office for said County.

SAID Lot No. 58 fronts 154.0 feet on the northwesterly margin of Bresslyn Road and extends back 300.0 feet on the northeasterly line and 300.0 feet on the southwesterly line to a dead line in the rear, measuring 116.4 feet thereon.

BEING the same property conveyed to William K. Lane and wife, Julia F. Lane, by deed from Merrill Lynch Relocation Management, Inc., a California Corporation, of record in Book 6211, page 408, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 1939, page 147, Register's Office for Davidson County, Tennessee, and to the matters set forth in the above referenced plan of record.

Subject to a 10 foot easement for sanitary sewers and/or storm drainage along the rear line of said lot and a 10 foot temporary construction easement east of and adjacent thereto, all as granted to Metropolitan Government in an instrument of record in Book 6434, page 837, Register's Office for said County.

This is (xxx) improved property, known as 6120 Bresslyn Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 13th day of September, 1985.

William K. Lane

Julia Ann Fesmire

STATE OF TENNESSEE
COUNTY OF TENNESSEE

On this 13th day of September, 19 85, before me personally appeared William K. Lane and Julia Ann Fesmire, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6665 PAGE 860

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____ _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 97,000.00.

X William R. Rubino
Affiant

Subscribed and sworn to before me, this the 13th day of September, 1985.

My Commission Expires: 10/1/86 _____ Notary Public

WARRANTY DEED

from:

WILLIAM K. LANE AND
JULIA ANN FESMIRE,
FORMERLY JULIA F. LANE

to:

WILLIAM R. RUBINO ET UX

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY

Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157 dp
(TN-24150)

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
Sep 26 | 28 PM '85

IDENTIFICATION REFERENCE

0096

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6665 PAGE 861

FOR _____

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
			97000.00- CA'T.	
			252.20 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	258.70-
			0709A09/26/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39600

IDENTIFICATION REFERENCE

SEP 26 1 30 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 176325