BOOK 6685 PAGE 16 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,511.41

X
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF October 19 85

Notary Public

MY COMMISSION EXPIRES: 1-16-88
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAMES A. CARNEY, ATTORNEY, 730 STAHLMAN BUILDING, NASHVILLE, TN 37201
NAME, ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rupert M. Marigza (NAME)	SAME (NAME)	Map 92-2
2141 Fairfax Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 309
Nashville, TN 37212 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	11W 00625

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, WE, Betty J. Empson and husband, William A. Empson,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rupert M. Marigza,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 4 on the Map of the Lusk Subdivision of Lot No. 36 and the north half of Lot No. 37, Boyd McNairy, a Plan of lots as of record in Book 161, page 163, Register's Office for said County, being a part of Block "A" in said subdivision.

Said Lot No. 4 fronts 50 feet on the northerly side of JEFFERSON STREET, and runs back between lines 164 feet on the east line and 164.4 feet on the west line. INCLUDED BUT EXCLUDED therefrom is that part of the property conveyed to the STATE OF TENNESSEE by deed of record in Book 4127, page , said Register's Office, and described as follows: BEGINNING at a point in the northerly margin of JEFFERSON STREET, said point being the common corner between Lots 4 and 5 of Block "A" in the Lusk Subdivision as of record in Book 161, page 163, Register's Office for Davidson County, Tennessee; thence with the common line between said Lots 4 and 5, N. 7° 58' 41" W. 25.06 feet to a point; thence with a line of severance (being the right-of-way line) N. 81° 28' 49" E. 50 feet to a point in the common line between said Lots 3 and 4 S. 7° 58' 41" E. 25.06 to a point in the northerly margin of JEFFERSON STREET; thence with the northerly margin of JEFFERSON STREET and the southerly boundary of said Lot 4, S. 81° 29' 24" W. 50 feet to the point of beginning.

Being the same property conveyed to Betty J. Empson and husband, William A. Empson, by deed from Shirley A. Randall, et al as of record in Book 5530, page 74, Register's Office for Davidson County, Tennessee. Subject to a "Wrap Around" Installment Deed of record in Book 5530, page 74, Register's Office for Davidson County, Tennessee, which Buyer herewith assumes and agrees to pay in accordance with the terms contained in the Vendor's Lien Note, this 10th day of October, 1985.

This is unimproved ( ) improved (X) property, known as 2506 (House Number) Jefferson Street, (Street) (P. O. Address) Nashville, TN (City or Town) 37208 (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hand s this 10th day of October, 1985

Betty J. Empson
BETTY J. EMPSON

William A. Empson
WILLIAM A. EMPSON

*Buyer assumes realty taxes for 1985 and agrees to pay taxes direct and maintain insurance coverage without escrow.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Betty J. Empson and William A. Empson,

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 10Th day of October, 1985

Commission Expires 1-19-88

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

45256

WARRANTY DEED

FROM

BETTY J. EMPSON

TO

RUPERT M. MARIGZA

IDENTIFICATION REFERENCE

OCT 17 | 90 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company, Inc.
Titles Guaranteed

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6685 PAGE 18

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

25511.41- CAMT.
66.30 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 72.80-
7508A10/17/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45256

IDENTIFICATION REFERENCE

Oct 17 1 30 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 182964