File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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George E. Mudter, Jr., Atty.
229 Ward Circle, Suite 110
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ALLEN LEE ZIRKER (NAME)	NATIONAL MORTGAGE COMPANY (NAME)	Map 72-7
1316 Shelton Avenue (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	Parcel 30
Nashville, Tennessee 37216 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38181 (CITY) (STATE) (ZIP)	

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, BARBARA S. THOMPSON, NOW BAGGETT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALLEN LEE ZIRKER and wife, ELEANOR R. ZIRKER

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 the easterly portion of Lot No. 19 on the plan of a part of the Mora Sharpe Lands, of record in Book 547, page 114, Register's Office for said County, described according to a survey made by John B. Kohl, III, Registered Land Surveyor, Tennessee No. 100, dated April 22, 1977, Job No. W2-14606-7, as follows:

Said portion of said Lot No. 19 fronts 50 feet on the southerly margin of Shelton Avenue and extends back 257 feet on the easterly line of said Lot No. 19 and 254 feet, more or less, (234.4 feet, more or less, according to prior deeds) on the westerly line to a dead line in the rear, measuring 63 feet thereon.

Being the same property conveyed to Barbara S. Thompson, unmarried, by deed from Curtis L. Freeman, et ux, Inez Rowena Freeman, of record in Book 5164, page 162, Register's Office of Davidson County, Tennessee. The said Barbara S. Thompson having since married.

This conveyance is made subject to: (1) Easements of record in Book 4045, page 250; and (2) All matters appearing on the Plan of record in Book 547, page 114, said Register's Office.

Craig A. Baggett, spouse of Barbara S. Thompson Baggett, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Barbara S. Thompson Baggett.

This is unimproved ( ) improved (XX) property, known as 1316 Shelton Avenue, Nashville, Tennessee 37216

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 31st day of October, 19 85

Barbara S. Thompson Baggett
BARBARA S. THOMPSON, NOW BAGGETT

Craig A. Baggett by Barbara Sue Baggett
CRAIG A. BAGGETT by Barbara Sue Baggett Atty.-in-fact by Power of Atty. recorded simutaneously herewith.

STATE OF TENNESSEE
COUNTY OF Williamson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BARBARA S. THOMPSON BAGGETT

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 Brentwood, Tennessee, this 31st day of October, 19 85.

My commission expires 1/10/89 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 WILLIAMSON:

On this 31st day of October, 1985, before me personally appeared Barbara S. Thompson Baggett, to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of Craig A. Baggett, and acknowledged that she executed same as the free act and deed of the said Craig A. Baggett.

Witness my hand and official seal at office in Brentwood, Tennessee, this 31st day of October, 1985.

My commission expires: 1/10/89

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October, 19 85.

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

Notary Public

WARRANTY DEED

FROM BARBARA S. THOMPSON, NOW BAGGETT

TO ALAN LEE ZIRKER and wife, ELEANOR R. ZIRKER

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

IDENTIFICATION

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

38900.00- CAPT.
101.14 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 107.64-
3571A11/05/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50403

IDENTIFICATION REFERENCE

Nov 5 8 33 AM '85

No. 188855