#4273
File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ROBERT G. ZEPERNICK (NAME)	FIRST TENNESSEE BANK NATIONAL (NAME)	Map 145-2
4619 Mountainview Drive (STREET ADDRESS OR ROUTE NUMBER)	Post Office Box 1000, Dept. 47 (STREET ADDRESS)	Parcel 52
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38148 (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, DOWNEY DEVELOPMENT CO.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT G. ZEPERNICK and wife, JAN C. ZEPERNICK

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 Lot No. 1A on the Plan of Zone Lot Division, Lot 1, Seven Hills, Section Eleven, as of record in Plat Book 4885, page 183, amended in Book 6250, page 529, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Downey Development Co. by deed from Stephen B. Smith and wife, Carolyn Denise Smith of record in Book 6171, Page 251, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Restrictions of record in Book 6239, page 511; and (2) All matters appearing on the Plan of record in Plat Book 4885, page 183, amended in Book 6250, page 529, said Register's Office.

IDENTIFICATION REFERENCE
NOV 5 8 23 AM '85

unimproved ( )
This is improved (XX) property, known as 4619 Mountainview Drive, Nashville, Tennessee 37215

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 1st day of November, 1985

DOWNEY ~~CONSTRUCTION~~ DEVELOPMENT CO.
By:
J. B. DOWNEY, JR.

3577

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STATE OF TENNESSEE
COUNTY OF Williamson

~~Personally appeared before me~~, the undersigned, a Notary Public in and for said County and State, the within named DOWNEY CONSTRUCTION CO.

the bargainor _____, with whom I am personally acquainted, or proved to me on the ~~basis of satisfactory~~ evidence, and who acknowledged that he executed the ~~within~~ instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 1st day of November, 1985.

~~My commission expires~~ _____ ~~Notary Public~~

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared J.B. Downey, Jr. with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him self to be a Partner of the Downey Development Co., a partnership, the within named bargainor, ~~a corporation,~~ and that as such Partner being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said J. B. Downey, Jr. as such Partner.

Witness my hand and official seal, at Brentwood, Tennessee this 1st day of November, 1985.

_____ Notary Public

Commission expires 1/10/84

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,500.00

Robert G. Zepernick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF November, 1985.

MY COMMISSION EXPIRES: 1/10/84 (AFFIX SEAL)

_____ Notary Public

WARRANTY DEED

FROM DOWNEY DEVELOPMENT CO.

TO ROBERT G. ZEPERNICK and wife, JAN C. ZEPERNICK

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
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

149500.00- CONT.
300.70 CSTAX
.50 PRFE
6.00 WDED
CHECK 395.20-
3577A11/05/85 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 0 4 1 3

IDENTIFICATION REFERENCE

Nov 5 8 53 '85

No. 188860