Boyd

BOOK 6712 PAGE 728

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Karen J. Rhodes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF November, 1985

Patricia Spicer Carden
Notary Public

MY COMMISSION EXPIRES: 7-8-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Charles B. Rhodes et ux (NAME)	Tennessee Housing Development Agency c/o Curtis Mortgage, Inc. (NAME)	05DU 15251
300 Lallemand Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 10886 (STREET ADDRESS)	148-02-0
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Knoxville, TN 37939-0886 (CITY) (STATE) (ZIP)	058.00

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, Norman E. Zeltner and wife, Mary J. Zeltner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles B. Rhodes and wife, Karen J. Rhodes

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:

Land in Davidson County, Tennessee, being Lot No. 26 on the plan of Luna Heights, Section Two, of record in Book 2900, page 85, Register's Office for said County.

Said Lot No. 26, which is a corner lot, fronts 109.6 feet on the northeasterly margin of Lallemand Court and fronts 113 feet on the northwesterly margin of Lallemand Drive, said frontages being joined by a curve having a length of 39.3 feet, and extends back 160.0 feet on the northeasterly line and 140.5 feet on the northwesterly line to a point of intersection.

Being the same property conveyed to Norman E. Zeltner and wife, Mary J. Zeltner by deed from David King and wife, Doris King of record in Book 4316, page 651, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 3066, page 234, said Register's Office, and to the matters set forth in the above referenced plan of record.

5 4 | 8 5

IDENTIFICATION REFERENCE

Nov 19 3 45 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 300 Lallemand Court (House Number) (Street) Antioch, TN 37013 (P. O. Address) (City or Town) (State 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 14th day of November, 1985

Norman E. Zeltner

Mary J. Zeltner

Norman E. Zeltner

Mary J. Zeltner

CB/BE

BOOK 6712 PAGE 729

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, Norman E. Zeltner and wife, Mary J. Zeltner

the within named 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 purpose therein contained.

WITNESS my hand, at office, this 14th day of November, 1985

NOTARY PUBLIC

My commission expires: 7-18-87

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ 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 himself to be President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in _____, this _____ day of _____, 19____.

NOTARY PUBLIC

My commission expires: _____

WARRANTY DEED

FROM

Norman E. Zeltner and wife,

Mary J. Zeltner

TO

Charles B. Rhodes and wife,

Karen J. Rhodes

PATRICIA SPICER CARDEN
Attorney At Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6712 PAGE 730

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

50000.00- CONVT.
130.00 CSTAX
.50 PRFEE
6.00 MORTG
CHECK 136.50-
8109A11/19/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54185

IDENTIFICATION REFERENCE

Nov 19 3 49 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 193284