THIS INSTRUMENT PREPARED BY: PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157
file box 8/j

ADDRESS NEW OWNER:
L. Fred DeMarais
3880 Priest Lake Dr. #80
Nashville, TN 37217

SEND TAX BILLS TO:
Mortgage Corporation of the South
2119 6th Avenue, North
Birmingham, AL 35203

MAP-PARCEL NUMBERS:
136-1-B-35
2D-59744

BOOK 6821 PAGE 288

WARRANTY DEED

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, J. Robert Zepf, unmarried,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto L. Fred DeMarais and wife, Marjorie J. DeMarais

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:

A Certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 80, Building No. 25 and the garage therewith in a Horizontal Property Regime located on the Plat of Priest Lake Park Condominium Townhouses, Phase 2, as of record in Book 4675, page 131, as revised in Book 4675, page 145, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to J. Robert Zepf, unmarried, by deed from Arthur J. Carson and wife, Patricia A. Carson, of record in Book 6300, page 695, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 4651, page 412, Book 4943, page 692, Book 5083, page 417, Book 5189, page 671, and Book 4979, page 939, all in the Register's Office for Davidson County, Tennessee, and to any and all matters set forth in the above referenced plan of record.

This is (un)improved property, known as 3880 Priest Lake Drive, Unit No. 80, Nashville, TN 37217

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 18th day of September, 1985.

J. Robert Zepf

STATE OF TENNESSEE GEORGIA
COUNTY OF Cobb

On this 18 day of September, 1985, before me personally appeared J. Robert Zepf, 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 he executed the same as his free act and deed.

Notary Public

My Commission Expires: Notary Public, Georgia, State at Large My Commission Expires Feb. 27, 1988

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6821 PAGE 289

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 $ 64,900.00 .

Affiant

Subscribed and sworn to before me, this the 3rd day of April, 19 86.

My Commission Expires: 11-1-87

Notary Public

WARRANTY DEED

from:

J. ROBERT ZEPF

to:

L. FRED DeMARAIS, ET UX

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY

Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

APR 4 9 54 AM '86
FELIX Z. RUSSELL, REGISTER
DAVIDSON CO., TENN.

IDENTIFI REFERENCE

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dp

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6821 PAGE 290

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

64900.CO- CAMT.
168.74 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 175.24-
9850AC04/04/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88803

IDENTIFI REFERENCE

APR 4 9 54 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 234013