FILE NO. 18465

6610

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON } BOOK 6845 PAGE 803

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 1986

Notary Public

MY COMMISSION EXPIRES: 7-18-87
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN MARKERT et ux	Atlantic Coast Mortgage Company	22W 15155
(NAME)	(NAME)	
1913 18th Avenue South	3975 University Drive	104-12-0
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37212	Fairfax, VA 22030	227.00
(CITY) (STATE) (P.O. ZIP)	(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, WE, I, MARILYN K. BIRD, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN MARKERT et ux GAIL MARKERT,

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 the northerly 1/2 of Lot No. 39 on the Plan of Christopher and Kirkman's Belmont Park Addition, as of record in Book 57, page 158, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 39 fronts 50.0 feet on the westerly margin of 18th Avenue, South and extends back between parallel lines 160.0 feet to an alley.

BEING the same property conveyed to Robert E. Bird and wife, Marilyn K. Bird by deed from Ruby Martin Blackburn Tubbs and husband, Joe S. Tubbs of record in Book 5201, page 873, Register's Office for Davidson County, Tennessee and the said parties having since divorced and Robert E. Bird conveyed his interest to Marilyn K. Bird by Quitclaim Deed of record in Book 6124, page 86, said Register's Office for Davidson County, Tennessee.

97034

IDENTIFICATION REFERENCE

MAY 2 8 25 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 1913 18th Avenue, South, Nashville, Tennessee 37212
(House Number) (Street) (P. O. Address) (City or Town) (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 my hand this 30th day of April, 1986

Marilyn K. Bird

MARILYN K. BIRD

BOOK 6845 PAGE 807

STATE OF TENNESSEE }
Davidson County }

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named MARILYN K. BIRD, a single person

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 Nashville, Tennessee, this 30th day of April, 1986.

Commission Expires 7-18-87

Patricia Lucas 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 _____

WARRANTY DEED

FROM

MARILYN K. BIRD, a single person

TO

JOHN MARKERT et ux

GAIL MARKERT

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

89500.00- CONT.
230.70 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 239.20-
9500A05/02/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97034

IDENTIFICATION REFERENCE

MAY 2 8 25 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 243530