Box 12 21082515 2

ADDRESS NEW OWNER:
Darius Thieme
1915 ASHWOOD AVENUE
NASHVILLE, TN 37212

SEND TAX BILLS TO:
METROPOLITAN FEDERAL S & L ASSN
230 4TH AVENUE, NORTH
NASHVILLE, TN 37219

MAP / PARCEL NOS:
Map 104-12
Parcel 149

WARRANTY DEED

BOOK 6925 PAGE 655

For good and valuable consideration paid and received, the Grantor, SOCRATES IOANNIDES, has bargained and sold and by these presents does transfer and convey unto the Grantee, DARIUS THIEME, Unmarried his heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 2 on the Plan of the Resubdivision of Lots 17 and 18 of Geo. W. Blair's Subdivision of Belmont Heights, as of record in Book 332, page 56, Register's Office for said County, said Resubdivision being of record in Book 2083, page 75, said Register's Office, described as follows:

Said Lot No. 2 fronts 50 feet on the easterly margin of 20th Avenue South and runs back between parallel lines 139.5 feet to a dead line in the rear, measuring 50 feet thereon.

Together with an easement across the easterly portion of Lot No. 3 on said Plan for access to Bernard Avenue, as shown on a Mortgage Loan Inspection by R. L. Montoya dated July 3, 1986, and an easement for parking and access over a westerly part of Lot No. 4 on said Plan, as shown on a Mortgage Loan Inspection by John Kohl & Company dated July 17, 1986.

Being part of the property conveyed to Socrates Ioannides by deed from Robert H. F. Armistead and wife, Mary B. Armistead, of record in Book 5881, page 879, said Register's Office.

This is improved property known as 2018-2020 20th Avenue South, Nashville, TN 37212.

Said property is conveyed subject to restrictions, easements, and setback lines of record, to the rights of tenants in possession, to the lien of 1986 taxes, and to an easement across the easterly portion of said Lot No. 2 for access to Bernard Avenue and to an easement for pedestrian access to 20th Avenue South across the northerly portion of said Lot No. 2, as shown on said Montoya Loan Inspection.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns, forever. And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Peggy D. Mathes, the spouse of said Grantor, joins herein and conveys all right, title and interest she may have in said property by virtue of the marital relationship, but no further or otherwise.

Witness our hands this 21st day of July, 1986.

FELIX E. MCCLISTER
DAVIDSON COUNTY, TN
Jul 29 8 48 AM '86
IDENTIFICATION REFERENCE
2 2 5 8 9

Peggy D. Mathes

Socrates Ioannides

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of July, 1986, before me personally appeared Socrates Ioannides and wife, Peggy D. Mathes, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed. In witness whereof, I have hereunto set my hand and official seal of office.

My commission expires Jan. 10, 1989

Edmund W. Archer
Notary Public

EDMUND W. ARCHER NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The greater of the property value or actual consideration for this transfer is $86,000.00.

Affiant

Sworn to and subscribed before me
this 21st day of July, 1986.

My commission expires Jan. 10, 1989

Edmund W. Archer
Notary Public

EDMUND W. ARCHER NOTARY PUBLIC DAVIDSON COUNTY, TN

This instrument prepared by Peggy D. Mathes, Attorney
300 Court Square Building, Nashville, TN 37201

910825122

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

RECEIVED OF _____

FOR _____

BOOK 6925 PAGE 663

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
			660[illegible]. 00 CONT.	
			240.00 STAX	
			.50 [illegible]	
			6.00 [illegible]	
			[illegible]%	247.30-
			0830AD7/23/86 3AL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23586

IDENTIFICATION REFERENCE

Jul 23 9 48 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 274132