File #5109 FILE BOX 38

WARRANTY DEED

BOOK 6958 PAGE 982

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., Suite 221
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: (Mortgagee)	MAP PARCEL NUMBERS
MEREDITH A. EZELL	CITY FEDERAL SAVINGS BANK	Map 131-1-C
(NAME)	(NAME)	
4400 Belmont Park Terrace, #219	1141 East Jersey Street	Parcel 219
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215	Elizabeth, New Jersey 07201	F.B.#16-DA-39652
(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, CLAUDE T. DEATON, III and wife, GRETCHEN V. H. DEATON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MEREDITH A. EZELL, unmarried

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 Unit No. 219 on the Plan of Section Nine Arden Place, as of record in Plat Book 5210, page 73, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Claude T. Deaton, III and wife, Gretchen V. H. Deaton by deed from Sheridan Construction Company, a Tennessee Corporation of record in Book 5412, page 108, said Register's Office.

This conveyance is made subject to: (1) 1986 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 4628, page 473; (3) Declaration of Covenants, Conditions and Restrictions in Book 4754, page 455, Supplemented in Book 4819, page 564, Book 4916, page 277, Book 5019, page 942, Book 5091, page 66, Book 5129, page 120, Book 5163, page 384, Book 5231, page 375, Book 5351, page 592 and Book 5514, page 636; (4) Charter of record in Book 4749, page 635; (4) All matters appearing on the Plan of record in Plat Book 5210, page 73, said Register's Office.

35104

IDENTIFICATION REFERENCE

AUG 26 8 12 AM '86

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

unimproved (XX)
This is improved ( ) property, known as 4400 Belmont Park Terrace, #219, 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 13th day of August, 1986

Claude T. Deaton, III

CLAUDE T. DEATON, III

Gretchen V. H. Deaton

GRETCHEN V. H. DEATON

FILE BOX 38

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6958 PAGE 983

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CLAUDE T. DEATON, III and wife, GRETCHEN V. H. DEATON

the 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of August, 19 86.

My commission expires 1/10/89 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public 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 _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August, 19 86.

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

4117 08/26 412.50- CHECK

WARRANTY DEED

FROM CLAUDE T. DEATON, III and wife, GRETCHEN V. H. DEATON

TO MEREDITH A. EZELL, unmarried

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

File #5199

FILE BOX 38

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

145000.00 CAMT.
406.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 412.50
08/26/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35104

IDENTIFICATION REFERENCE

AUG 26 8 12 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 287100