Mail

THIS INSTRUMENT PREPARED BY:
WALT, DYER & JAMES, ATTYS.
ONE BURTON HILLS BLVD., SUITE 130
NASHVILLE, TN 37215

PREPARED BY & RETURNED TO: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
William N. Beres
704 Stone Creek Ct.
Nashville Tn 37221

MORTGAGEE:
Leader Federal
158 Madison Ave
Memphis, TN 38103

MAP-PARCEL NUMBERS:
MAP 141-15-B
PARCEL 82000
9D-68443

WARRANTY DEED BOOK 6968 PAGE 632

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,

CHARLES J. VACCA and wife, LINDA H. VACCA

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WILLIAM N. BERES and wife, JULIE M. BERES

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:

LAND in Davidson County, Tennessee, being Lot No. 266 on the plan of Rolling River Estates, Phase III, of record in Book 5200, page 81, Register's Office for said County.

SAID Lot No. 266 fronts 55.00 feet on the easterly side of the cul-de-sac of Stone Creek Court and extends back 177.56 feet on the northerly line and 103.79 feet on the southerly line to a dead line in the rear, measuring 166.20 feet thereon.

BEING the same property conveyed to Charles J. Vacca and wife, Linda H. Vacca by deed from John Cook and Allen Earps of record in Book 5532, page 578, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth of record in Book 4788, page 950, as amended by instrument of record in Book 4871, page 640, Book 4892, page 689, and made applicable to Phase III by instrument of record in Book 5336, page 480, By-Laws of record in Book 4892, page 679, and made applicable to Phse III by instrument of record in Book 5336, page 480, all in the Register's Office for Davidson County, Tennessee.

38391

IDENTIFICATION REFERENCE

SEP 4 9 16 AM '86

FELIX Z. WILSON, III REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 704 Stone Creek Court, Nashville, TN. 37221.

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 29th day of August, 19 86.

Charles J. Vacca
Charles J. Vacca

Linda H. Vacca
Linda H. Vacca

CHECKED

STATE OF TENNESSEE
COUNTY OF Davidson

NOTARY PUBLIC AT LARGE

On this 29th day of August, 19 86, before me personally appeared Charles J. Vacca and wife, Linda H. Vacca, 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 they executed the same as their free act and deed.

My Commission Expires: 4-14-87

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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 $ 98,000.00

x William N. Beres
Affiant

Subscribed and sworn to before me, this the 29th day of August, 1988

My Commission Expires: 4-14-91

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TN

WARRANTY DEED

from:
Charles J. Vacca, et ux

to:
William N. Beres, et ux

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 24934

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

RECEIVED OF _____

FOR _____

BOOK 6968 PAGE 634

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
			98000.00	CAMT.
			274.40	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	280.90
7772A09/04/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIFICATION REFERENCE 38391

SEP 4 9 16 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 290672