FILE BOX 38 File #5459

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 110
Nashville, Tennessee 37215

BOOK 7075 PAGE 285

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: (Mortgagee)	MAP PARCEL NUMBERS
JUDY ELAINE GRAVES (NAME)	ZEITLIN FINANCIAL SERVICES, INC. (NAME)	Map 103-15B
4487 Post Place, Unit #140 (STREET ADDRESS OR ROUTE NUMBER)	4301 Hillsboro Road, Suite 200 (STREET ADDRESS)	Parcel 140 CO
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	F.B. #8DA-61439

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, FRENCH, CLAYTON, JOHNSON & ASSOCIATES, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JUDY ELAINE GRAVES, 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. 140 on the Plan of Lion's Head Condominium Apartments as of record in Plat Book 5200, page 82, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to French, Clayton, Johnson & Associates, Inc. by deed from Joanie L. Abernathy, unmarried of record in Book 7023, page 501, said Register's Office.

This conveyance is made subject to: (1) Charter of Incorporation of Lion's Head Homeowners' Association of record in Book 5342, page 2; (2) Covenants, Conditions, Restrictions and Agreements of record in Book 5340, page 70, corrected in Book 5342, page 683, (3) Easements of record in Book 4995, page 32, Book 4889, page 140, Book 3969, page 788, Book 3224, page 527, Book 3376, page 102 and Book 6909, page 212; and (4) All matters appearing on the Plan of record in Plat Book 5200, page 82, said Register's Office.

74966

IDENTIFICATION REFERENCE

Dec 19 12 20 PM '86

FELIX Z. WILSON III REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 4487 Post Place, Unit #140, Nashville, Tennessee 37205

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 16th day of December, 1986

FRENCH, CLAYTON, JOHNSON & ASSOCIATES, INC.
By Ellen R. Johnson
Ellen R. Johnson, Vice President

BOOK 7075 PAGE 286

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____

_____

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My commission expires_____ Notary Public_____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ellen R. Johnson _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged her self to be Vice President of the FRENCH, CLAYTON, JOHNSON & ASSOCIATES, INC., the within named bargainor, a corporation, and that as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Ellen R. Johnson as such Vice President.

Witness my hand and official seal, at Nashville, Tennessee
this 16th day of December, 19 86.

Notary Public

Commission expires 1/10/89

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,345.00

Judy Elaine Graves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December, 19 86.

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

Notary Public

WARRANTY DEED

FROM

FRENCH, CLAYTON, JOHNSON & ASSOCIATES, INC.

TO

JUDY ELAINE GRAVES, unmarried

PLEASE RETURN TO:

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7075 PAGE 287

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

7:34P.RG- CART,
[illegible]
[illegible]
[illegible]
[illegible]
93/3X1E/19/86 PAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

74966

IDENTIFICATION REFERENCE

Dec 19 12 20 PM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 25105