Lee 47

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
SHEILA M. ADAMS ET AL	MORTGAGEE: FIDELITY FEDERAL SAVINGS & LOAN	13W14139
(NAME) 139 Academy Square	ASSOCIATION OF (NAME) TENNESSEE 401 Union Street	93-11A-139
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37210	(STREET ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 7231 PAGE 600

For and in consideration of the sum of TEN AND 00/100 ---------- ($10.00) DOLLARS

cash in hand paid by the within named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged,

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.
MAY 11 8 15 AM '87
IDENTIFICATION REFERENCE
2427.4

We, WILLIAM P. PYKOSH AND WIFE, SHAWN L. PYKOSH,

have bargained and sold, and by these presents do transfer and convey unto the said SHEILA M. ADAMS, ANGELA L. ADAMS AND HELEN G. ADAMS

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 139 on the Plan of ACADEMY SQUARE REVISED, a Planned Unit Development of record in Book 5200, Page 614, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to WILLIAM P. PYKOSH and wife, SHAWN L. PYKOSH by deed from HAURY & SMITH CONTRACTORS, INC., of record in Book 6348, Page 525, Register's Office for Davidson County, Tennessee.

This conveyance is subject to covenants, conditions and restrictions of record in Book 6117, Page 681, said Register's Office, as amended in Book 6222, Page 873, and to the conditions set forth in the Charter of Academy Square, Inc., of record in Book 6125, Page 384, said Register's Office, a non-profit Homeowner's Association organized under the State of Tennessee and the By-Laws of said corporation, of record in Book 6117, Page 700, said Register's Office. Said covenants, conditions and restrictions contain an assessment for common charges.

unimproved ( )
This is improved (XX) property, known as 139 Academy Square (House Number) (Street)
Nashville, TN 37210 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 our hands this 5th day of May, 19 87.

X William P. Pykosh
William P. Pykosh

Shawn L. Pykosh
Shawn L. Pykosh

BOOK 7231 PAGE 601

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM P. PYKOSH AND WIFE, SHAWN L. PYKOSH

the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 5th day of May, 19 87.

My commission expires 7-17-88 Notary Public Joyce B. Kitchens

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, 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 _____ and attesting the same by the said _____ as such _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 61,500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sheila M. Adams

Sworn to and subscribed before me this 5th day of May, 19 87.

My commission expires 7-17-88 Notary Public Joyce B. Kitchens

RETURN TO: WILLIAM D. CASTLEMAN, ATTORNEY 101 CUMBERLAND AVENUE MADISON, TN 37115
Name Address

This instrument was prepared by:

WARRANTY DEED

FROM

TO

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115
AREA CODE 615
TELEPHONE 865-4750

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

RECEIVED OF _____

FOR _____

BOOK 7231 PAGE 602

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

6,500.00- CAMT.
172.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 178.70-
5311A05/.1/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2427.4

IDENTIFICATION REFERENCE

MAY 11 8 15 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 79898