44 11

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,741.81

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF January, 1988

Notary Public

MY COMMISSION EXPIRES 5-13-90

THIS INSTRUMENT WAS PREPARED BY

Ronald H. Bice, Jr. (NAME) 2817 West End Avenue, Nashville, TN 37203 (ADDRESS)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles S. Chauncy et ux (NAME)	City Federal Savings Bank (NAME)	96-1
2620 Bluefield Ave. (STREET ADDRESS OR ROUTE NUMBER)	c/o Kissell Servicing Center Box 127 (STREET ADDRESS)	83
Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP)	Springfield, OH 45501 (CITY) (STATE) (ZIP)	3DZ16735

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, WE, Stan Xidas and wife, Kim J. Xidas

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Steven Chauncy and wife, Deborah Ann Chauncy

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT

Being Lot No. 10 on the unrecorded Map showing the re-subdivision of Lots Nos. 1 to 10, inclusive, by R. D. Stanford, on the Plan of Bluefields which Bluefields Subdivision is of record in Book 843, page 16, Register's Office for said County, and described as follows:

Beginning at a point in the northeasterly margin of Bluefields Avenue, the common corner of Lots Nos. 9 and 10; thence with the line between said two lots northeasterly 290 feet, more or less, to a point in the margin of the Tennessee Central Railroad right-of-way; thence with margin of same southeasterly 79 feet, more or less, to a point, common corner of Lots 10 and 11; thence with the line between said lots southwesterly 285 feet, more or less, to the northeast margin of Bluefield Avenue; thence with the margin of the same around a slight curve, northwesterly 75 feet to the point of beginning.

Being the same property conveyed to Stan Xidas and wife, Kim J. Xidas, deed from Marsha Glassmeyer, unmarried, of record in Book 6546, page 306, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved (X) property, known as 2620 Bluefield Avenue (House Number) (Street) Nashville, TN 37214 (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Witness our hands this 31ST day of DECEMBER, 1987

STAN XIDAS

KIM J. XIDAS

STATE OF TENNESSEE }

BOOK 7442 PAGE 712

Personally appeared before me, Ronald H. Bice, Jr., a Notary Public in and for said County and State, the within named Stan Xidas and wife, Kim J. Xidas

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 Nashville, Tennessee, this 31st day of DECEMBER 1987

Commmission expires 5-13-90

Ronald H. Bice, Jr.
Notary Public

STATE OF TENNESSEE }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19_____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

STAN XIDAS and wife, KIM J. XIDAS

TO

CHARLES STEVEN CHAUNCY and wife, DEBORAH ANN CHAUNCY

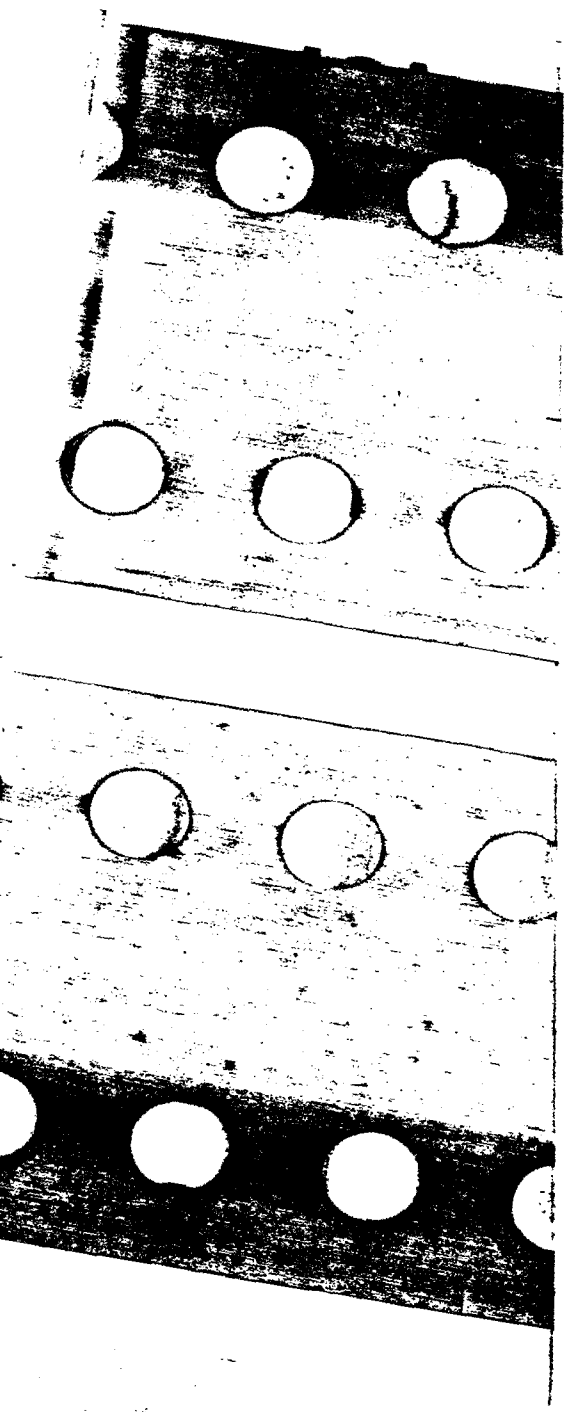
Furnished by:
Lawyers Title of Middle Tennessee, Inc.
One Eleven Union St.
Nashville, TN 37201
(615) 242-1708

JAN 5 8 58 AM '88
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

5582 01/05 0101 03CHECK 260.46

9.5.3 3 8.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7442 PAGE 713

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 90741.81
CON TX 253.96
PRFEE 0.50
WDEED 6.00
TOTAL 260.46
CHECK 260.46

01/05/88 01 09:00 0001 5582

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.5.3.3.8.

IDENTIFT REFERENCE

JAN 5 8 58 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 5062