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Realty 48

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ 102,500.00

Esther J. Zalman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June 19 88

Elizabeth Q. [illegible]
Notary Public

MY COMMISSION EXPIRES: January 11, 1992
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY: TAYLOR, SCHLATER, LASSITER, TIDWELL & TRENTHAM, ATTYS.
P.O. BOX 1369, BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: & TAX BILLS TO:	MAP-PARCEL NUMBERS
Esther J. Zalman	First American National Bank	
(NAME)	(NAME)	
615 Estes Road	First American Center	116-4-133
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37215	Nashville, TN 37237	
(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, WE, Helen C. Bergida, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Esther J. Zalman, Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 8 on the Plan of Clearview Subdivision, as of record in Book 843, Page 8, Register's Office for said County, described as follows:

Said Lot No. 8 fronts 94.2 feet on the westerly side of Estes, formerly Wilson Avenue and runs back 88 feet on the northerly line and 95.7 feet on the southerly line, to a dead line, measuring 91.2 feet thereon.

Being the same property conveyed to Ignatz Bergida and wife, Helen C. Bergida, by deed from A. K. Head and wife, Helen C. Head, of record in Book 1676, Page 506, Register's Office for Davidson County, Tennessee. The said Ignatz Bergida having since died.

Together with the northerly 10 feet of Lot No. 9 on the Plan of Clearview Subdivision, of record in Book 843, Page 8, Register's Office for said County, described as follows:

Said part of Lot No. 9 fronts 10 feet on the westerly side of Estes, formerly Compton or Wilson Avenue, and extends back 95.7 feet to the northerly line and 103.8 feet on the southerly line to a dead line measuring 10 feet thereon.

Being the same property conveyed to Ignatz Bergida and Helen C. Bergida by deed from Helena Bergida and Aranka Zelenka, of record in Book 2024, Page 363, said Register's Office. Ignatz Bergida having since died.

This is unimproved ( ) improved (XX) property, known as 615 Estes Road, Nashville, TN 37215
(House Number) (Street) (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 my hand this 14th day of June, 19 88

Helen C. Bergida Helen C Bergida

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, Elizabeth J. Smith, a Notary Public in and for said County and State, Helen C. Bergida, Unmarried

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purpose therein contained, and who further acknowledged that _____ the _____ of the maker or a constituent of the maker and _____ authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office in Brentwood, Tennessee, this 14th day of June, 1988

Elizabeth J. Smith
Notary Public Elizabeth J. Smith

My commission expires: January 11, 1992

41423

DEED

FROM
Helen C. Bergida, Unmarried

TO
Esther J. Zalman, Unmarried

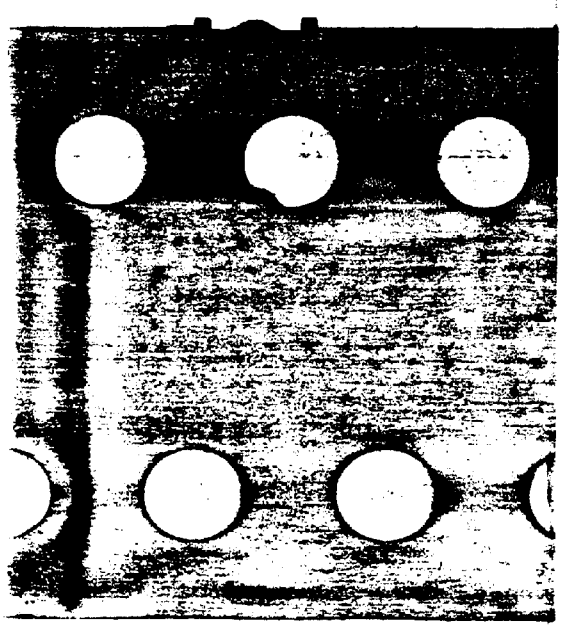
IDENTIFICATION REFERENCE

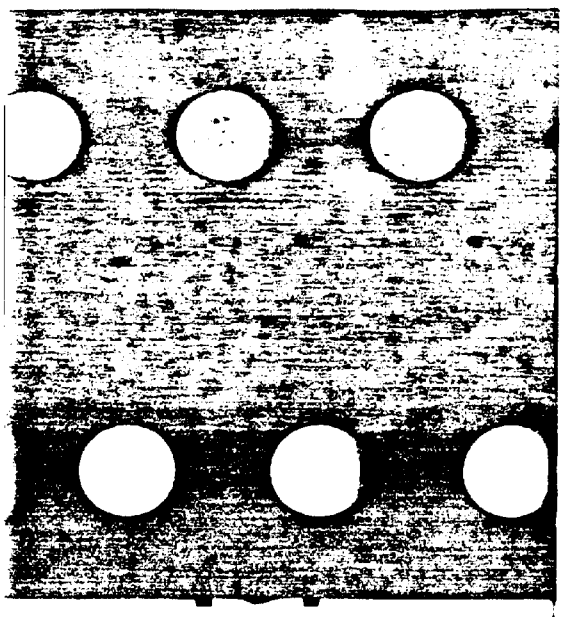
JUN 17 2 23 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

7017 06/17 0101 CKCHECK 293.50

REALTY TITLE & ESCROW COMPANY, INC.
SUITE 150, 101 WESTPARK DRIVE
P.O. BOX 1369
BRENTWOOD, TN 37027





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 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
102500.00

CON TX	287.00
PRFEE	0.50
WDEED	6.00
TOTAL	293.50
CHECK	293.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/17/98 01 1425 0001 7017

41423

IDENTIFICATION REFERENCE

JUN 17 2 23 PM '98

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 103830