8929

File Box 38

WARRANTY DEED

BOOK 7933 PAGE 605

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 330
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LINDA A. ZILONIS (NAME)	CITICORP MORTGAGE, INC. Attn: Tax Dept. (NAME)	Map 131-3
1700 Temple Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 790009, M.S. 309 (STREET ADDRESS)	Parcel 184
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	St. Louis, MO 63179-0009 (CITY) (STATE) (ZIP)	F.B.# 16DA27140

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, FRANK H. REEVES and wife, PEGGY S. REEVES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LINDA A. ZILONIS and husband, RICHARD P. ZILONIS

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 Lot No. 40 on the Plan of Neil Hunt Subdivision, as of record in Plat Book 974, page 19, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Frank H. Reeves and Peggy R. Stewart by deed from Richard L. Fulton and wife, Sammie Fulton of record in Book 5582, page 759, said Register's Office. The said Frank H. Reeves and Peggy R. Stewart, now Reeves, have since conveyed title to Frank H. Reeves and wife, Peggy S. Reeves by quitclaim deed of record in Book 6098, page 188, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1989 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 1129, page 321 amended in Book 6104, page 64; and (3) All matters appearing on the Plan of record in Plat Book 974, page 19, said Register's Office.

2743 09/08 0101 03CHECK 403.00

64485.

IDENTIFICATION REFERENCE

SEP 8 9 00 AM '89

FELIX Z. WILSON TN REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 1700 Temple Avenue, Nashville, Tennessee 37215

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 5th day of September, 1989

Frank H. Reeves
FRANK H. REEVES

Peggy S. Reeves
PEGGY S. REEVES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANK H. REEVES

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 6th day of September, 19 89.

My commission expires 3/11/91 Notary Public

STATE OF _____
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is 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, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PEGGY S. REEVES, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 5th day of September, 1989.

My commission expires: 3/24/93 Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Linda A. Zilonis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF September, 1989.

MY COMMISSION EXPIRES: 3/11/91
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

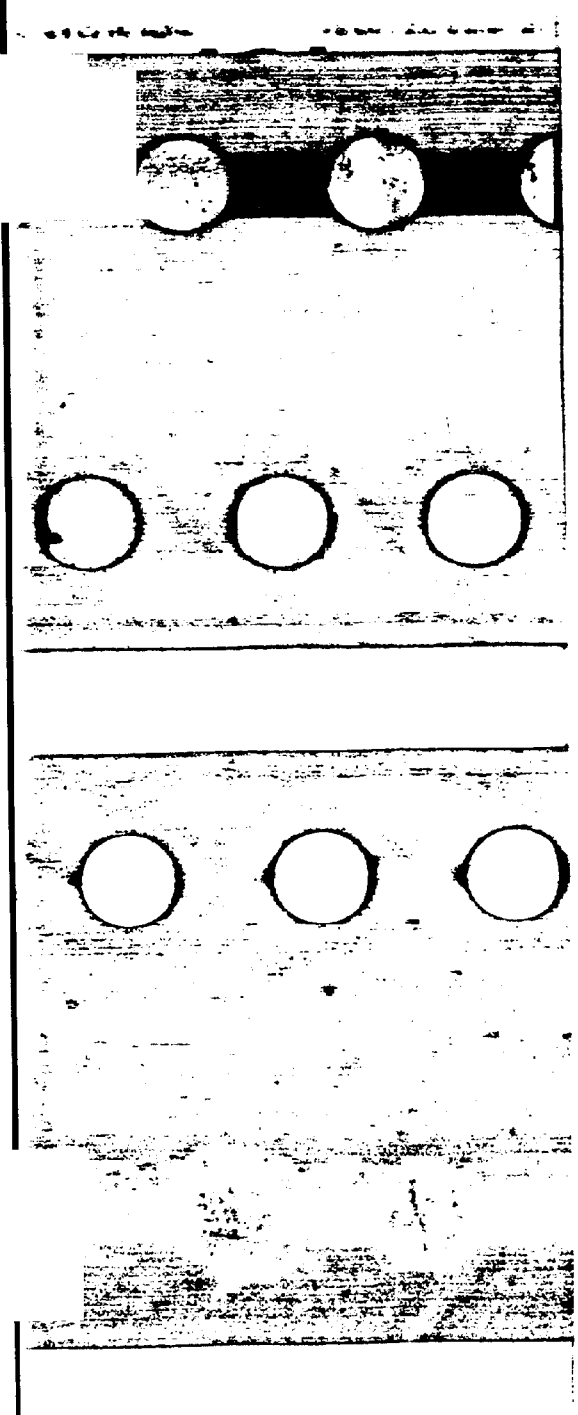
FRANK H. REEVES and wife, PEGGY S. REEVES

TO

LINDA A. ZILONIS and husband, RICHARD P. ZILONIS

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7933 PAGE 607

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 120000.00
CON TX 396.00
PRFEE 1.00
WDEED 6.00
TOTAL 403.00
CHECK 403.00
09/08/89 01 09:00 0001 2743

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 4 4 8 5.

IDENTIFICATION REFERENCE

SEP 8 9 00 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 246759