| [ ADDRESS NEW OWNER: ] | SEND TAX BILL TO: ] | MAP-PARCEL NOS. ] |
|---|---|---|
| [ ] | ] | ] |
| [ Edwin Patrick Donahue ] | Troy & Nichols, Inc. ] | MAP and PARCEL ] |
| [ Lori H. Donahue ] | Attn: Tax Dept. ] | ] |
| [ 5246 Anchorage Drive ] | P.O. Box 4025 ] | 160-03-0 97.00 ] |
| [ Nashville, Tennessee 37220 ] | Monore, LA 71211-4025 ] | ] |

[ This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park ]
[ 2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B) ]

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Gregory J. Zoerb and Carolyn R. H. Zoerb, Husband and Wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Edwin Patrick Donahue and Lori H. Donahue, Husband and Wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

1433 07/31 0101 03CHECK 441.90

**LAND in Davidson County, Tennessee, being Lot No. 216 on the plan of Haileywood Estates, Section VIII, of record in Book 2854, page 19, Register's Office for said County.**

**SAID Lot No. 216 fronts 104.0 feet on the easterly margin of Anchorage Drive and extends back 183.9 feet on the northerly line and 185.6 feet on the southerly line to a broken line in the rear, measuring 124 feet thereon.**

**BEING the same property covneyed to Gregory J. Zoerb and wife, Carolyn R. H. Zoerb by Warranty Deed from John D. Corne and Patricia A. Schoffstoll of record in Book 6862, Page 210, said Register's Office.**

**This is property with a common address of 5246 Anchorage Drive, Nashville, Tennessee 37220.**

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: **a) Property taxes for the current year, said taxes are prorated and assumed by the Grantees; b) Restrictive Covenants of record in Book 2862, Page 364, said Register's Office; c) All matters on the plan of record in Book 2854, Page 19, said Register's Office; d) Sanitary Sewer easement of record in Book 6229, Page 657, said Register's Office.**

[ STATE OF TENNESSEE ]
[ COUNTY OF Davidson ]
[ The actual consideration or value, whichever is greater for this ]
[ transfer is $117,000.00 ]
[ Lori H. Donahue ]
[ Affiant ]
[ Subscribed and sworn before me this 30th day of July, 1992. ]
[ My Commission Expires: 9/25/93 Notary Public ]

**TO HAVE AND TO HOLD** the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

**IN WITNESS WHEREOF**, the Grantors have caused this Deed to be executed this **30th** day of **July, 1992**.

Gregory J. Zoerb

Carolyn R. H. Zoerb

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

Personally appeared before me, Cindy S. Smith, NT, a Notary Public in and for said County and State, the within named **Gregory J. Zoerb and Carolyn R. H. Zoerb, Husband and Wife**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,**, Tennessee, this **30th** day of **July, 1992**.

Notary Public

My Commission Expires: 4/25/96

32863

IDENTIF. REFERENCE

JUL 31 10 40 AM '92

DAVIDSON COUNTY TN.

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8689 PAGE 736

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

CAMT 117000.00
CON TX 432.90
PRFEE 1.00
WDEED 8.00
TOTAL 441.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 441.90

7/31/92 01 10:38 0001 1433

32863

IDENTIF. T REFERENCE

JUL 31 10 40 AM '92

DAVIDSON COUNTY TN.

No. 556086