BOOK 9494 PG 604

PREPARED BY (AND RETURN TO):
**WILKINS & IVEY**, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) (Title No: 35798)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/98

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 92000.00

Patricia Jane Beavin
Affiant

Sworn and subscribed before me this 13th day of October, 1994.

Notary Public

My Comm. Expires:

| ADDRESS NEW OWNER: | RESPONSIBLE FOR PAYMENT OF TAXES: | MAP-PARCEL NUMBERS |
|---|---|---|
| Patricia Jane Beavin<br>1101-A Biltmore Drive<br>Nashville, TN 37204 | Countrywide/America's Wholesale Lender<br>155 North Lake Avenue<br>Pasadena, CA 91109 | 131-12-124<br>16DA 40341 |

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Vincent Edward Melamed, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Patricia Jane Beavin, a single person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 2A on the plan of Zone Lot Division of lots 1 and 2 for Battery Park Subdivision, of record in Book 6200, page 243 and amended in Book 6900, page 77, Register's Office for said County.

SAID Lot No. 2A fronts 166.06 feet on the broken southwesterly margin of Biltmore Drive and extends back 210.25 feet on the southeasterly line and 200.0 feet on the westerly line to a dead line in the rear, measuring 31.47 feet thereon.

BEING the same property conveyed to Vincent Edward Melamed, an unmarried person by deed from Resolution Trust Corporation as Receiver of Investors Federal Savings Bank, Nashville, Tennessee and Resolution Trust Corporation as Conservator for Investors Savings Bank, F.S.B., Nashville, Tennessee and Successor in interest to Investors Federal Savings Bank, of record in Book 8099, page 526, Register's Office for Davidson County, Tennessee.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to restrictive covenants of record in Book 6900 Page 77 said Register's Office, and to the matters set forth in the referenced Plan of record.

**This is improved property, known as:** 1101-A Biltmore Drive, Nashville, TN 37204

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 13th day of October, 1994.

FILED OCT 17 AM 10: 35
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

00340

8639 10/17/1994 03:CHECK 349.40

**Vincent Edward Melamed**

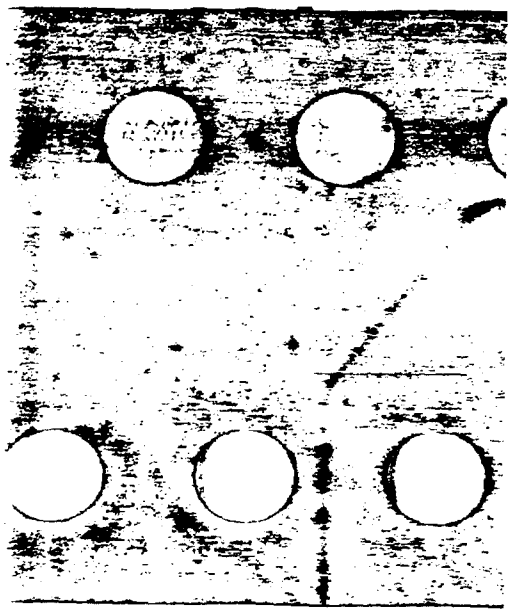
**State of Tennessee**
**County of Davidson**

On this 13th day of October, 1994, before me the undersigned authority, personally appeared **Vincent Edward Melamed**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/98

My Commission Expires: _____

Notary Public



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

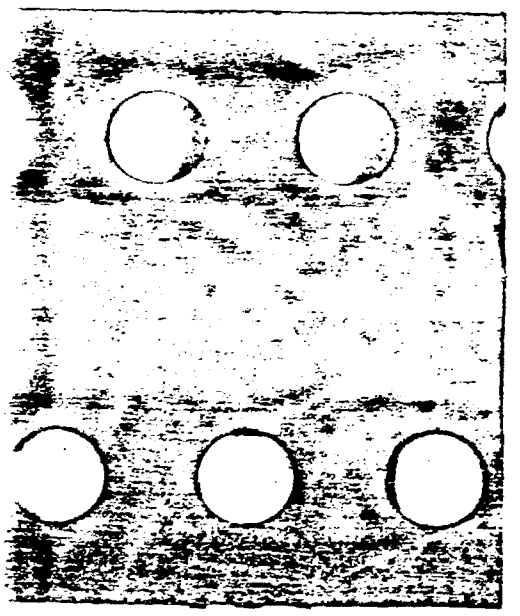
RECEIVED OF _____

FOR _____

BOOK 9494 PG 605

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| 10/17/94 | 01 | 10:34 | 0001 | 8639 |



| | |
|---|---|
| CAMT | 92000.00 |
| CON TX | 340.40 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 349.40 |
| CHECK | 349.40 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00340
IDENTIF. ↑ REFERENCE

94 OCT 17 AM 10: 35

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 844834