0132002

IDENTIFICATION REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

98 DEC 18 PM 1:02

DAVIDSON COUNTY, TN.

W & I Ref: (kd) Title No: 37145
Dav. Co. File: Box 8

BOOK 9890 PG 785

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Natalie F. Bockian 19 Washington Park Nashville, Tennessee 37205	Twin City Federal Savings Bank P. O. Box 889 Bristol, Tennessee 37621-0889

TAX MAP-PARCEL NUMBERS: 116-08A-19

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 **Roland E. Zimmerman and spouse, Katheryn L. Zimmerman,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Natalie F. Bockian and David A. Bockian, or the survivor, Trustees of The Natalie F. Bockian Trust U/T/A DTD October 5, 1994,** 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 Building Site No. 19 on the plan of Sugartree, Phase I, of record in Book 4675, page 141 and 142 as amended in Book 4869, page 686, Book 5169, page 426, Book 5191, page 412, Book 5222, page 468 and Book 5238, page 93, Register's Office for said County and to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Roland E. Zimmerman et ux, Katheryn L. Zimmerman by deed from Janet E. Batson, single, of record in Book 6263, page 987, 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 the restrictive covenants, liens and other matters set forth in Book 4857, Page 157, Book 4874, page 463, Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138 and Book 5691, page 61, said Register's Office, and to the matters set forth in the referenced Plan of record.

This instrument is executed on behalf of Katheryn L. Zimmerman by Roland E. Zimmerman as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 19 Washington Park, Nashville, Tennessee 37205

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.

TO FURTHER HAVE AND TO HOLD the property with full power, right and authority hereby granted unto grantees, and their successor trustees, to sell, lease, exchange, encumber and/or convey the said property, either in whole or in part, upon such terms and conditions and for such consideration, or no consideration, as grantees may in the discretion of grantees deem advantageous, with the further right to subdivide and re-subdivide said property and to dedicate such portions thereof for public use as grantees shall deem desirable, together with the right to grant licenses and easements for utility or other purposes across, over and under said property, and grantees are hereby empowered to execute; acknowledge and deliver such deed, deeds of trust, leases and other instruments necessary to carry out the foregoing powers, and there shall be no obligation or liability upon and purchaser or purchasers, lessee or lessees of said property, or any part thereof, or upon any party or parties making any loans secured by deed or deeds of trust upon said property, or any part thereof, to see to the proper application of the proceeds of such sale, lease or loan.

Every deed, deed of trust, lease or other instrument executed by grantees, or their successor trustees, on behalf of the trust identified herein and in relation to the property described herein shall be conclusive evidence in favor of every person claiming any right, title or interest thereunder that: (i) at the time of the delivery of such instrument the trust was in full force and effect; (ii) that such instrument was executed in accordance with the terms and conditions of the trust agreement establishing such trust, as the same may be amended from time to time, and is binding upon all beneficiaries under said trust; (iii) if such instrument is executed by successor trustees to grantees that such successor trustees have been properly appointed and are fully vested with all the title, estate, rights, powers, duties, and obligations of grantees provided such successor trustees certify in said instrument that such successor trustees have been properly appointed. The fact that the trust instrument and any amendments thereto are not recorded shall not affect the ability of the Trustee to deal with the trust property.

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 15th day of December, 1995.

Roland E. Zimmerman

Katheryn L. Zimmerman, By: Roland E. Zimmerman, Atty-In-Fact

State of Tennessee
County of Davidson

On this 15th day of December, 1995, before me the undersigned authority, personally

appeared **Roland E. Zimmerman**, 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 to be free act and deed.

My Commission Expires: _____

Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

State of Tennessee
County of Davidson

AFFIDAVIT

This conveyance is a revocable living trust and is exempt from transfer tax pursuant to TCA 67-4-409-(a) (3) (F).

Natalie F. Bockian
Affiant

Sworn and subscribed before me this the 15th day of December, 1995.

My Commission Expires: _____

Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Roland E. Zimmerman**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Katheryn L. Zimmerman**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 15th day of December, 1995.

My Commission Expires: _____

Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

EXHIBIT "A"
To
WARRANTY DEED

FROM: Roland E. Zimmerman and Katheryn L. Zimmerman

TO: Natalie F. Bockian

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned

as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Roland E. Zimmerman, Affiant

Sworn to and subscribed before me this

15th day of December, 1995.

Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

My Commission Expires:_____

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