Bk 58

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 9945 PG 738
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF February 19 96

Notary Public

MY COMMISSION EXPIRES: 3/23/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald P. Lubovich (NAME)	NEW OWNER (NAME)	MAP 118-11
2831 Columbine Place (ADDRESS)	2828 Bransford Ave. (ADDRESS)	PARCEL 66
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Nashville TN 37204 (CITY) (STATE) (ZIP)	

FOR AND 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, Thirty's Film & Tape, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald P. Lubovich

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. 33 , Block "D" on the Plat of Berry Hill Gardens, of record in Plat Book 1130, page 36, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to William J. Balsley by deed from Frank Carano and Bruce A. O'Neill of record in Book 6699, page 819, Register's Office for Davidson County, Tennessee; and William J. Balsley conveyed unto himself and his wife, Janis Balsley to create tenants by the entirety by deed of record in Book 9252, page 871, said Register's Office; further William J. Balsley and wife, Janis Balsley QuitClaimed their interest to Thirty's Film & Tape, Inc. of record in Book 9945, page 736, said Register's Office.

The above legal description is the same as used on the prior Deed.

This conveyance is subject to 1996 taxes, prorated and assumed by the Grantees; all matters as shown on the plan of record in Book 1130, page 36; restrictive covenants of record in Book 1165, page 627; any and all easements located on the property; subject to the rights and claims of parties in possession; and subject to any and all leases not of public record.

7345 02/12 0101 03CHECK 286.50

unimproved ( )
This is improved (X) property, known as 2831 Columbine Place, Nashville, TN 37204
(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 12th day of February, 19 96

Thirty's Film & Tape, Inc., a Tennessee corporation
By:
William J. Balsley, President

BOOK 9945 PG 739

STATE OF TENNESSEE
COUNTY OF

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

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____19_____ .

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared William J. Balsley and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Thirty's Film & Tape, Inc. the within named bargainor, and corporation, and that he as such President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said William J. Balsley as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 12th day of February 19 96 .

My commission expires 3/23/96 Ann R Waddell
Notary Public

96 FEB 12 PM 2:49
FELIX Z. ROBERTS REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

011978



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

RECEIVED OF _____ BOOK 9945 PG 740

FOR _____

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	75000.00
CON TX	277.50
PRFEE	1.00
MDEED	8.00
TOTAL	286.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 286.50

02/12/96 01 14:35 0001 7346

0149781
IDENTIFICATION REFERENCE

96 FEB 12 PM 2:49
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1005547