52

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 158,500.00

Deborah L McGee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF August 19 96.

Notary Public

MY COMMISSION EXPIRES: May ~~7, 1997~~ 16, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sigrid C. Walters (NAME)	Norwest Mortgage, Inc. (NAME)	8D, Z-63195
894 Rodney Drive (ADDRESS)	405 SW 5th Street (ADDRESS)	115-5 #17
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Des Moines, Iowa 55309 (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, Anthony G. Azrak , married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sigrid C. Walters

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. 60 on the Plan of West Meade Hills, Revised Section III, as of record in Plat Book 3300, page 8, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Anthony G. Azrak, married, by deed from Janice Ann Azrak, unmarried of record in Book 7150, page 84, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

And I, Cathlene C. Azrak, wife of the within named Anthony G. Azrak, join in the execution of this instrument for the purpose of transferring all right, title and interest which I may have in said property by virtue of my marriage or otherwise.

96 AUG 23 AM 9:12
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0217343

unimproved ( )
This is improved (X) property, known as 894 Rodney Drive, Nashville, TN 37205
(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 S this 21st day of August 19 96

Anthony G. Azrak By John A. Azrak Atty In Fact
Anthony G. Azrak

Cathlene C. Azrak By John A. Azrak Atty In Fact
Cathlene C. Azrak

BOOK 10165 PG 224

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 he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____ _____

_____
Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 21st day of August, 1996, before me personally appeared John A. Azrak, to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument in behalf of Anthony G. Azrak and wife, Cathlene C. Azrak, and acknowledged that he executed the same as the free act and deed of the said Anthony G. Azrak and Cathlene C. Azrak.

My Commission expires: May 7, 1997

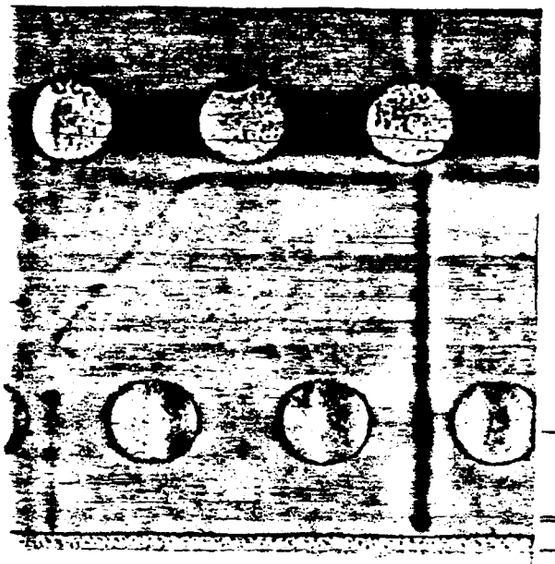
Notary Public, Larry N. Westbrook

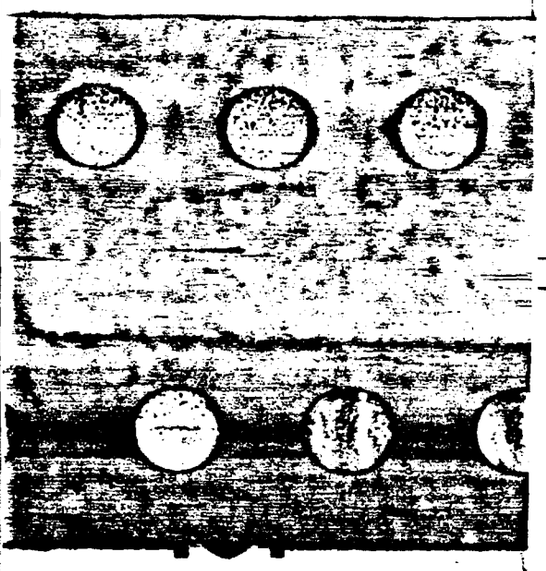
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Warranty Deed from Anthony G. Azrak, to Sigrid C. Walters.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

0011 08/23 0101 03CHECK
595.45





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

RECEIVED OF _____

FOR _____

BOOK 10165 PG 225

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	158500.00
			CON TX	586.45
			PRFEE	1.00
			WDEED	8.00
			TOTAL	595.45
			CHECK	595.45
08/23/96	01		09:17 0001	0011

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0217343
IDENTIF. ↑ REFERENCE

96 AUG 23 AM 9:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1023064