BOOK 10333 PG 980

BOX 44

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $162,500.00. Affiant Subscribed and sworn to before me, this 24 day of January, 1997. Notary Public My Commission Expires: 1/27/99

Address New Owner As Follows:
Zachary Thomas Fardon and
Rachel Dosseos Allen
1400 Cedar Lane
Naashville, TN 37212

Send Tax Bills To:
Union Planters National Bank
P. O. Box 3137
Memphis, TN 38172

Map-Parcel Number:
Map 118-01-100
24W 13770

9493 01/30 0101 03CHECK 610.25

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ABBY R. RUBENFELD, UNMARRIED,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ZACHARY THOMAS FARDON AND RACHEL DOSSEOS ALLEN, as tenants in common, with right of surviorship,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 116 on the Plan of Victoria Place of record in Book 332, page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 116 fronts 70.0 feet on the northerly side of Cedar Lane, formerly Victoria Avenue, and runs back 181.0 feet on the westerly line and 185.3 feet on the easterly line to an alley and measures 69.9 feet thereon.

Being the same property conveyed to Abby R. Rubenfeld by deed from Ronald E. Underwood, unmarried, of record in Book 7672, page 324, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instruments of record.

This conveyance is made subject to 1997 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

This is improved property known as 1400 Cedar Lane, Nashville, TN 37212.

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 I covenant with the said Grantees that I am 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 further covenant and bind myself, my heirs and assigns, 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 person whomsoever.

WITNESS my hand this 29th day of January, 1997.

Abby R. Rubenfeld

Abby R. Rubenfeld

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ABBY **R. RUBENFELD, UNMARRIED,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of January, 1997.

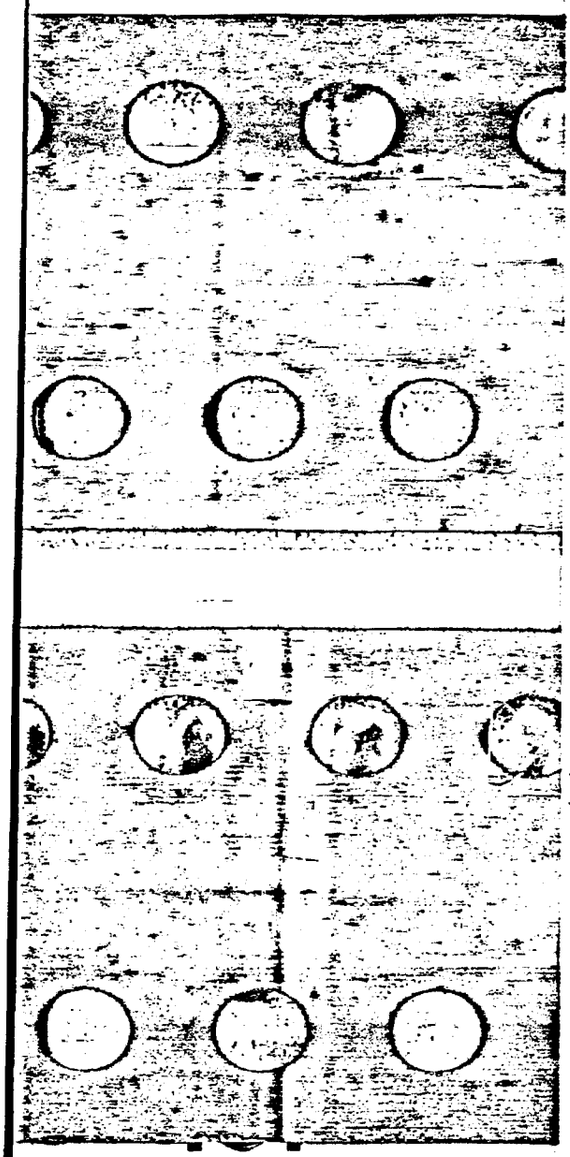
Notary Public

My Commission Expires: 11-22-97

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

02684495
IDENTIFICATION REFERENCE

97 JAN 30 PM 3:50
DAVIDSON COUNTY, TN



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

RECEIVED OF _____

FOR _____

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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	
				162500.00
			CON TX	601.25
			PRFEE	1.00
			WDEED	8.00
			TOTAL	610.25
			CHECK	610.25
01/30/97	01		15:54 0001	9493

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0268495
IDENTIF. & REFERENCE

97 JAN 30 PM 3:50
DAVIDSON COUNTY, TN.

No. 1111954