Instr:20000621006165? Page: 1 OF 2
REC'D FOR REC 06/21/2000 10:50:55AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $634.18

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of June, 2000.

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2000

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Lehman Land Title, Inc., 2000 Glen Echo Road, Suite 106, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert M. Zucker	SOUTHBank	103-08-0-035
(NAME) 4208 Murphy Road	(NAME) 400 W. Main Street	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Durham, NC 27701	
(CITY) (STATE) (ZIP)	(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, **VIRGINIA A. K. MORAN**, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT M. ZUCKER AND WIFE, JANET A. ZUCKER** , 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 more particularly described as follows:

Land lying in Davidson County, Tennessee being parts of Lot Nos. 1 and 2 on the Plan of West End Annex, as of record in Book 332, page 61, said Register's Office, and more particularly described according to a survey by R. L. Montoya-Land Surveying dated December 18, 1978 as follows:

Beginning at an iron pin in the northerly margin of Murphy Road approximately 120 feet east of the intersection of 44th Avenue North and Murphy Road, said point also being the southeast corner of Floyd J. Sholey property, as of record in Book 4245, page 361, said Register's Office; thence leaving the northerly margin of Murphy Road North 5 deg. 15 min. 23 sec. East 262.07 feet to an iron pin in the southerly margin of an alley, said point also being the northeast corner of the Howard D. Buttrey property as of record in Book 2907, page 39, said Register's Office, thence with the southerly margin of said alley South 80 deg. 49 min. 33 sec. East 60.0 feet to an iron pin, said point being the northwest corner of the Edwin M. Cullum property as of record in Book 2401, page 275, said Register's Office; thence with Cullum's west property line South 5 deg. 13 min. 49 sec. West 256.32 feet to an iron pin in the northerly margin of Murphy Road; thence with the northerly margin of Murphy Road; thence with the northerly margin of said road North 86 deg. 19 min. 21 sec. West 60.0 feet to the point of beginning.

Being the same property conveyed to Virginia A. K. Moran by Quitclaim deed from William F. Lantry of record in Instrument No. 199912140303045, Register's Office for Davidson County, TN

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4208 Murphy Road, Nashville, TN 37209

(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 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/our hand(s) this 20th day of June, 2000.

Virginia A.K. Moran

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 Virginia A. K. Moran, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville , Tennessee this 20th day of June, 2000

Commission expires:

Notary Public