File: First & Mid-South Mortgage C

C81326

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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

American Homes, a partnership of Ralph Steven and Melvin Uones

TO

James L. McGaughy and wife, Mary M. McGaughy

For draftsman's use

THIS INSTRUMENT PREPARED BY:
FIRST AND MID-SOUTH MORTGAGE CO.
P. O. BOX 2568
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. McGaughy (NAME)	First and Mid-South Mortgage Co. (NAME)	162-10
536 Janice Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2568 (STREET ADDRESS)	61
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

Dec 12 2 56 PM '74

FELIX Z. WILSON JR REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 33,850.00 James L. McGaughy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11 DAY OF December 19 74

Martha Bates
Notary Public

MY COMMISSION EXPIRES: 4-18-78

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

For and in Consideration of the sum of ----------TEN AND NO/100----------

----------($10.00)---------- DOLLARS

cash in hand paid by JAMES L. McGAUGHY and wife, MARY M. McGAUGHY, and other good and valuable considerations, receipt of which is hereby acknowledged,

COMPOSED
AMERICAN HOMES, A PARTNERSHIP OF RALPH STEVENS AND MELVIN JONES have bargained and sold, and by these presents do transfer and convey unto the said

JAMES L. McGAUGHY AND WIFE, MARY M. McGAUGHY

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. 61 on the Plan of Brookview Estates, Section 1, as of record in Book 4460, page 103, Register's Office for said County.

SAID Lot No. 61 fronts 85 feet on the northerly side of Janice Drive and runs back 133 feet on the westerly line and 121.97 feet on the easterly line to a rear line on which it measures 96.53 feet.

BEING part of the same property conveyed to American Homes, a partnership, by deed from George W. Jones, Jr. and wife, Margaret E. Jones, of record in Book 4704, page, 786, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to the plan of record in Book 9, page 7, said Register's Office, shows an owner's certificate, a 30 foot minimum building setback line from Janice Drive, and a 10 foot easement for public utility and drainage purposes along the rear line of said lot, and a 2 1/2 x 25 foot utility anchor easement located on the southeasterly corner of said lot. Restrictive covenants contained in instrument of record in Book 4636, page 317, Register's Office for Davidson County, Tennessee.

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This is { unimproved / improved } property, known as 536 Janice Drive, Antioch, TN 37013
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JAMES L. McGAUGHY and wife, MARY M. McGAUGHY their heirs and assigns, forever.

And we do covenant with the said JAMES L. McGAUGHY and wife, MARY M. McGAUGHY 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, except as of record.

And we, AMERICAN HOMES, a partnership composed of RALPH STEVENS AND MELVIN JONES do further covenant and bind ourselves, our ~~XX~~ heirs and representatives, to warrant and forever defend the title to the said land to the said JAMES L. McGAUGHY and wife, MARY M. McGAUGHY their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 11th day of December, 1974

AMERICAN HOMES, a partnership

Ralph Stevens

Melvin Jones

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 Ralph Stevens and Melvin Jones

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of December, 19 74

Martha B Hall, Notary Public.

Commission expires 4-8-78

MARTHA B. HALL NOTARY PUBLIC DAVIDSON COUNTY TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared .....,

with whom I am personally acquainted, and ~~XXX~~ upon oath ~~XXXXXXXX~~ acknowledged .....self to be .....

of the .....,

the within named bargainor, a corporation, and that .....he as such .....,

being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as .....

DEC 12 '74 $3850.00
DEC 12 '74 S TAX A* 87.88
DEC 12 '74 PR FEE A* .50
DEC 12 '74 RCRD A* 4.00 * 92.38

Witness my hand and seal, at office in .....,

this .....day of....., 19.....

....., Notary Public.

Commission expires .....