BOOK 4928 PAGE 300

"THIS INSTRUMENT PREPARED BY JOSEPH G. CUMMINGS, JR., ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, [illegible], TENNESSEE 37238"

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Gary D. Jones, et ux (NAME:) | First & Mid-South Mortgage Co. (NAME:) | 11D-46575 |
| 720 Carmel Avenue (STREET ADDRESS OR ROUTE NUMBER) | 315 Union Street (STREET ADDRESS) | 52-2-104 |
| Madison, Tennessee (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of* Ten and no/100 ($10.00) *DOLLARS* and other good and valuable consideration, including the assumption by the Grantees of an existing indebtedness to First and Mid-South Mortgage Company, in the original principal amount of $12,100.00, secured by a Deed of Trust executed by Armond Dale Staggs and wife, Janice P. Staggs, to Franklin G. Clark, Trustee, of record in Book 4388, page 907, Register's Office for Davidson County, Tennessee, the receipt and sufficiency of all of which consideration is hereby acknowledged, Nashville City Bank and Trust Company

has ~~have~~ *bargained and sold, and by these presents* does ~~do~~ *transfer and convey unto the said* Gary D. Jones and wife, Opel J. Jones, 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. 30 and the easterly 6 feet of Lot No. 29, Revised Map of Rainbow Terrace, Block C, of record in Book 1130, page 85, Register's Office for said County.

SAID Lot and part of lot adjoin and front together 56 feet on the southerly side of Carmel Avenue and run back between parallel lines 145 feet to a line at the rear measuring 56 feet thereon.

BEING the same property conveyed to Nashville City Bank and Trust Company, by deed from John B. Hardcastle, Trustee, of record in Book 4894, page 739, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $15,600.00

Affiant

Subscribed and sworn to before me, this the 30 day of June, 19 75

Clara Dee [illegible] Notary Public

My commission expires: Nov. 8, 1977
(Affix Seal)

Said property is sold and conveyed subject to the following:

1. 1975 real property taxes, which have been prorated;

2. Owner's Certificate, 30 foot minimum building setback line from Carmel Avenue, and a 10 foot public utility easement along the rear line of said lots - all as shown on the Plan of record in Book 1130, page 85, Register's Office for Davidson County, Tennessee;

3. Deed of Trust executed by Armond Dale Staggs and wife, Janice P. Staggs, to Franklin G. Clark, Trustee, of record in Book 4388, page 907, said Register's Office, the indebtedness secured by which has been assumed by the Grantees.

| | | | | | |
|---|---|---|---|---|---|
| JUL-1 75 | CONV | 15,600.00 | | | |
| JUL-1 75 | S'TAX | | A* | 40.56 | |
| JUL-1 75 | PR'FEE | | A* | .50 | |
| JUL-1 75 | W'DEED | | A* | 6.00 | * 47.06 |

This is unimproved ( ) improved (X) property, known as 720 Carmel Avenue, Madison, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

*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* Grantor does ~~do~~ *covenant with the said* Grantees ..... *that* it is ..... *lawfully seized and possessed of said land in fee simple,* has ~~have~~ *a good right to convey it, and the same is unencumbered,* except as stated herein.

*And* Grantor does ~~do~~ *further covenant and bind* itself, its successors ~~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.*

*Witness* its *hand* this 27th *day of* June, *19* 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

NASHVILLE CITY BANK AND TRUST COMPANY

By: Mary T. Pinkerton

Assistant Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4928 PAGE 302

Personally appeared before me, ~~Sue Dail Pittman~~, a Notary Public in and for said County and State, the within named ~~Harvey T. Kirkpatrick~~

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

Witness my hand and official seal at Nashville, Tennessee, this 27th day of June, 19 75.

Sue Dail Pittman, Notary Public.

Commission Expires My Commission Expires December 30, 1975

STATE OF
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, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at, this day of, 19.

, Notary Public.

Commission Expires

IDENTIFICATION REFERENCE
FILED JUL 1 2 52 PM '75
FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TENN.

D05130

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Sue Dail Pittman, a Notary Public of the State and County aforesaid, personally appeared Harvey T. Kirkpatrick, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Assistant Vice President of the Nashville City Bank and Trust Company, the within named bargainor, a corporation, and that he as such Assistant Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Assistant Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this day of June, 27, 19 75.

Sue Dail Pittman
Notary Public

My Commission Expires December 30, 1975

Commission Expires