BOOK 4957 PAGE 169

MAIL TO: JIM STEVENS ; LTY. AUCTION
3937 GALLATIN RD. NAS. VILLE, TENN.

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

MONROE HARGROVE et ux

TO

JIM GUNTER et al

For draftsman's use

THIS INSTRUMENT PREPARED BY:
HENRY K. BUCKNER, JR., ATTY.
3937 GALLATIN ROAD
NASHVILLE, TENNESSEE 37216

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JIM GUNTER, et al (NAME)	same (NAME)	113
5908-CHARLOTTE AVE. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	58
NASHVILLE TENN 37209 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	9D 12485

(FOR REGISTER'S USE)

IDENTIFICATION REFERENCE

SEP 30 2 13 PM '75

FELIX P. DALE, REGISTER
DAVIDSON COUNTY, TENN.

D 17904

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 2,800.00 X Jim Gunter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF Sept., 19 75

Notary Public

MY COMMISSION EXPIRES: My Com... 12, 1978

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON CO., TENN.

For and in Consideration of the sum of $10.00

TEN and no/100 DOLLARS

and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the remainder, it is agreed and understood that the herein named grantees assume and agree to pay the remaining unpaid balance of a Vendor's Lien as of record in Book 4939, page 754, Register's Office for Davidson County, Tennessee. Subject also to conditions of Deed of Correction as of record in Book 4939, page 754, as follows: Said property is encumbered by deed of trust of record in Book 4273, page 274, said Register's Office; which Grantors agree to pay, and on their failure Grantees may make necessary payments and credit same against deferred payments due hereunder.

We, Monroe Hargrove and wife Joanna Hargrove have bargained and sold, and by these presents do transfer and convey unto the said

JIM GUNTER, TERRY HARDIN and WAYNE FISHER

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 in the 9th Civil District and described according to a survey made by Ralph Lambert & Son Surveyors, dated July 25, 1975, as follows:

BEGINNING at a railroad spike in the center of Buffalo Road, being I.B. Butler's southeast corner; thence with the center of said road, N 51° E 200 feet to an iron spike; thence N 6° 30' E 390.4 feet to a point in a fence row in the southern boundary of the Jesse J. Crowell tract; thence S 65° 14' W 295.57 feet to an iron pin and a pile of stone; thence S 10° E 396 feet to the point of beginning, containing 1.93 acres, more or less.

BEING the same property conveyed to Monroe Hargrove and wife Joanna Hargrove, by deed from James W. King and wife Hattie L. King, of record in Book 4558, page 438, and corrected by deed of correction of record in Book 4939, page 754, Register's Office for Davidson County, Tennessee.

SEP 30 75	CONV	*2,800.00	A*	7.28	
SEP 30 75	S'TAX		A*	.50	
SEP 30 75	PR'FEE		A*	4.00	* 11.78
SEP 30 75	W'DEED				

MAIL TO: JIM STEVENS RLTY. AUCTION
3937 GALLATIN RD. NASHVILLE, TENN.

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This is { unimproved / improved } property, known as Buffalo Road, Nashville, Tenn.
(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 JIM GUNTER, TERRY HARDIN AND WAYNE FISHER their heirs and assigns, forever.

And we do covenant with the said JIM GUNTER, TERRY HARDIN AND WAYNE FISHER 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 stated above

And We, MONROE HARGROVE and JOANNA HARGROVE do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said JIM GUNTER, TERRY HARDIN AND WAYNE FISHER their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 12 day of Sept, 1975

x Monroe Hargrove
MONROE HARGROVE

Joanna Hargrove
JOANNA HARGROVE

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 MONROE HARGROVE and wife JOANNA HARGROVE

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 12th day of Sept, 19 75

STEVENS NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires Sept 12, 1978 Notary Public.
Commission expires

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 who, upon oath, 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 .

Witness my hand and seal, at office in ,

this day of , 19 .

, Notary Public.

Commission expires .

RECORDER'S MEMO: Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

JIM STEVENS
"SALES THAT SATISFY"
REALTY & AUCTION ASSOCIATES
220-2541 JIM STEVENS, Auctioneer 3937 Gallatin Rd.
Licensed in Tenn. & Ky. Realtors & Auctioneers Assn. Nashville Tenn.