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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Johnny Kincaid et al (NAME)	Same (NAME)	Map 150-5
Rt #2 Box 314 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 134
Centerville Tenn (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- Dollars, and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4803, page 718, Register's Office for Davidson County, Tennessee.

We, Frank J. Jeffries, Jr. and wife, Virginia Gale Jeffries

have this day bargained and sold, and do hereby transfer and convey unto the said James Gafford and Johnny Kincaid, their ~~XXXXXX~~ heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 228 on the Plat of Cherry Hills, Section 4 of record in Plat Book 4460, page 21, Register's Office for said County, to which plat reference is here made for a more particular description thereof.

Being the same property conveyed to Frank J. Jeffries, Jr. and wife, Virginia Gale Jeffries by deed from Charles R. Mays of record in Book 4901, page 637, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 32,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF Jan 1976
Deputy Register

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 32,500.00
Subscribed and sworn to before me, this the 23 day of January 1976
Affiant
My commission expires: 2-4-77 (Affix Seal)
Notary Public

This is unimproved ( ) improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said James Gafford and Johnny Kincaid, their ~~XXXXX~~ heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as noted above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said James Gafford and Johnny Kincaid, their ~~XXXX~~ heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 23 day of January, 1976, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

This Instrument Was Prepared By
Dewey W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

Frank J. Jeffries Jr
Virginia Gale Jeffries

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Otis W. Charlton, a Notary Public in and for said County and State, Frank J. Jeffries, Jr. and wife, Virginia Gale Jeffries

the within named bargainor S., 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 23 day of January, 19 76

Otis W. Charlton Notary Public

My Commission expires 2-4-77

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 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.....

JAN 26 76 CONV 32,500.00
JAN 26 76 S'TAX B* 84.50
JAN 26 76 PR'FEE B* .50
JAN 26 76 W'DEED B* 4.00 * 89.00

WARRANTY DEED

FROM
FRANK J. JEFFRIES, JR., ET UX

TO
JAMES GAFFORD, ET AL

D 33525

IDENTIF. REFERENCE

JAN 26 12 25 PM '76

FELIX Z. W... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

PEDIGO & SAINDON