This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM
James Ellis Moore, et ux

TO
Melvin Jarrett Et Ux

For draftsman's use

This instrument prepared by
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Melvin Jarrett (NAME) | Guaranty Mortgage Company (NAME) | 80-8 |
| 3247 LaGrange Drive (STREET ADDRESS OR ROUTE NUMBER) | First American Center (STREET ADDRESS) | 141 |
| Nashville, Tennessee (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee (CITY) (STATE) (ZIP) | |

(FOR REGISTER'S USE)

D52891

IDENTIF. REFERENCE

JUN 9 11 33 AM '76

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$17,950.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF June, 1976

Notary Public

MY COMMISSION EXPIRES: My Commission Expires July 24, 1976

(AFFIX SEAL)

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

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

cash in hand paid by MELVIN JARRETT and wife, ANNIE M. JARRETT and other good and valuable considerations, receipt of which is hereby acknowledged, and the agreement by the said Melvin Jarrett and wife, Annie M. Jarrett, to assume and agree to pay the unpaid balance of a loan in the original amount of $15,650.00 to secure Guaranty Mortgage Company, secured by deed of trust of record in Book 4760, Page 689, Register's Office for Davidson County, Tennessee, payable in conformity with the terms and conditions stated therein.

JAMES ELLIS MOORE and wife, EVELYN G. MOORE

have bargained and sold, and by these presents do transfer and convey unto the said

MELVIN JARRETT and wife, ANNIE M. JARRETT

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. 162 on the plan of Section III, Bordeaux Hills, of record in Book 3600, Page 34, Register's Office for said County.

BEGINNING at a point in the westerly margin of LaGrange Drive, at the corner of Lots 162 and 227; thence north with said Drive, 58.99 feet around a slight curve, to a monument; thence around a curve in a westerly direction 38.69 feet to a monument in the southerly margin of Hinkle Drive; thence westerly with said Drive, 70.53 feet to a corner of Lots 162 and 163; thence southerly with the line between said lots, 106.46 feet to a monument, a corner of Lot No. 227; thence with the line between Lots 162 and 227, easterly 109.13 feet to the point of beginning.

BEING the same property conveyed to James Ellis Moore and wife, Evelyn G. Moore by deed from Richard Nall, unmarried, of record in Book 4760, Page 687, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the plan of record which shows an owners certificate, a 30-foot setback line from LaGrange Drive and from Hinkle Drive, a 10-foot easement along the westerly line of the lot for utilities and drainage; an anchor easement 2 1/2 x 30-feet on LaGrange Drive at the southeasterly corner of the lot and an overhang easement across the easterly front portion of the lot; restrictions of record in Book 3674, Page 335, as amended in Book 3676, Page 294, said Register's Office; driveway agreement by and between Richard Nall and wife, Peggy Nall and Joe S. Duncan and wife, Margie Duncan of record in Book 4021, Page 64, Register's Office for said County.

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

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This is unimproved ( ) improved (X) property, known as 3247 LaGrange Drive (House Number) (Street) Nashville 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 MELVIN JARRETT and wife, ANNIE M. JARRETT their heirs and assigns, forever.

And we do covenant with the said MELVIN JARRETT and wife, ANNIE M. JARRETT 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, James Ellis Moore and wife, Evelyn G. Moore do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said MELVIN JARRETT and wife, ANNIE M. JARRETT, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 8th day of June, 1976

James Ellis Moore
JAMES ELLIS MOORE

EVELYN G. MOORE
Evelyn G. Moore

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 James Ellis Moore and wife, Evelyn G. Moore 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 8th day of June, 1976

Carol A. Croft, Notary Public.

Commission expires My Commission Expires Jan. 6, 1979

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 .

JUN-9 CONV 17,950.00
JUN-9 S'TAX B* 46.54
JUN-9 FEE B* .50
JUN-9 W'DEED B* 4.00 51.04

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