Loan # 430178-1

BOOK 5105 PAGE 974

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF January, 1977

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU

218 Third Avenue North
Nashville, Tennessee 37201
NAME ADDRESS

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael B. Meeks (NAME)	Fidelity Federal Savings & Loan (NAME)	
2729 Jones Avenue (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	60-16 154
Nashville, TN 37207 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ROBERT L. SKEGGS, JR. AND WIFE, JANEY D. SKEGGS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL B. MEEKS AND WIFE, JANIE FALLATI MEEKS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in DavidscnCounty, Tennessee, being the westerly 300 feet of the northerly 75 feet of Lot No. 4 on the Plan of Joywood Heights, Section 3, not of record, described according to a survey by W. W. Turner & Company, Engineers, dated March 14, 1947, as follows:

Beginning on the easterly margin of Jones Avneue at the southwest corner of the property conveyed to James Oneil Tankersley and wife, by deed from C. Willard Stephens of record in Book 2158, page 239, said Register's Office; also being the corner of Lots Nos. 4 and 5 on the unrecorded plan; thence with the line between said two lots, South 81° 30' East 300 feet; thence southerly 75 feet; thence westerly 300 feet to the easterly margin of Jones Avenue; thence with the same, northerly 75 feet to the beginning.

Being the same property conveyed to Robert L. Skeggs, Jr. and wife, Carolyne A. Skeggs by deed from Bill Scudder and wife, Joan Martin Scudder of record in Book 3975, page 709, Register's Office for said County. The said Robert L. Skeggs, Jr. and Carolyne A. Skeggs hving since divorced, Carolyne A. Skeggs conveydd her interest in said property to Robert L. Skeggs, Jr. of record in Book 4530, page 979, said Register's Office, Robert L. Skeggs, Jr. created a tenancy by the entirety with Janey D. Skeggs by an instrument of record in Book 4762, page 142, said Register's Office.

This is unimproved ( ) improved (X) property, known as 2729 Jones Avenue (House Number) (Street) Nashville (P. O. Address) (City or Town) 37207 (Postal Zip)

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 we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 13th day of January, 1977

Robert L. Skeggs, Jr.

Janey D. Skeggs

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Robert L. Skeggs, Jr. and wife Janey D. Skeggs

the 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 13th day of January 19 77

Commission expires 4-17-80

[illegible]
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

430178-1

WARRANTY DEED

FROM

Robert L. Skeggs and wife,

Janey D. Skeggs

TO

Michael B. Meeks and wife,

Janie Fallati Meeks

D 85273

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

TENNESSEE REFERENCE

JAN 14 3 05 PM '77

[illegible]

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN 14 77	CONV	23,900.00			
JAN 14 77	S'TAX		B*	62.14	
JAN 14 77	PR'FEE		B*	.50	
JAN 14 77	W'DEED		B*	4.00	* 66.64

[illegible]