WARRANTY DEED

BOOK 5111 PAGE 142

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael A. Jones (NAME)	Galbreath Mortgage Company (NAME)	162-G
169 Ocala Drive (STREET ADDRESS OR ROUTE NUMBER)	101 East Town Street (STREET ADDRESS)	296
Nashville, TN. (CITY) (P. O. ZONE) (STATE)	Columbus, Ohio 43215 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Thirty Four Thousand Four Hundred Sixty Eight & 82/100---------- Dollars,

$6,100.00 cash, and for the balance the Grantee has assumed an obligation of record in Book 4865, page 668, Register's Office for Davidson County, Tennessee, in favor of Galbreath Mortgage Company. **

Don Anthony Deere and wife, Rose Ann Deere

have this day bargained and sold, and do hereby transfer and convey unto the said Michael A. Jones

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 68 on the Plan of Valley Green Subdivision, as of record in Book 4460, page 97, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Don Anthony Deere and wife, Rose Ann Deere by deed from Jack Williams and wife, Frances C. Williams of record in Book 4865, page 666, Register's Office for said County.

The escrow account as it relates to this property is hereby transferred to the Grantee, as is the hazard insurance.

For the purposes of this instrument Don Anthony Deere and Don A. Deere are one and the same person.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 344.82

Subscribed and sworn to before me, this the 31 day of January 1977

My commission expires: 11-12-80 (Affix Seal)

Affiant

Notary Public

This is unimproved ( ) improved (X) property, known as 169 Ocala Drive, Nashville, Tennessee (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 Grantee (successors), 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.

We further covenant and bind Ourselves, Our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 26 day of January, 1977, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Rose Ann Deere
Don A. Deere

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Gayla M. Moore, a Notary Public in and for said County and State, Don J. Deere & Rose Ann

the within named bargainor, 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 26th day of January, 19 77.

Gayla M. Moore
Notary Public

Commission expires March 16, 1980

GAYLA M. MOORE NOTARY PUBLIC DAVIDSON CO. TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

FEB-17 CONV 34.468.82
FEB-17 STAX B* 89.70
FEB-17 FEE B* .50

Before me, , a Notary Public of the State and County aforesaid, personally appeared * self to be * 94.20 with whom I am personally acquainted, and who, upon oath, acknowledged 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

For and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated October 25, 1974, and filed for record November 4, 1974, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 4865, page 668, and note of even date thereby secured, in the original principal amount of $28,950.00 payable to Thomas & Hill, Inc. which debt the grantee herein assumes and agrees to pay as part pyament of the purchase price.

The grantee further hereby assumes the obligations of the Grantors under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

WARRANTY DEED

FROM
Don Anthony Deere et ux
TO
Michael A. Jones

D 87557

IDENTIFICATION REFERENCE

FEB 1 10 57 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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

PREPARED BY
W. G. FRAZIER, ATTORNEY,
P.O. BOX 1227
NASHVILLE, TENN. 37214

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