Re-Record

~~D 89673~~
P 89673

IDENTIF. REFERENCE

FEB 16 1 08 PM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Re-Record
BOOK 5115 PAGE 733

BOOK 5104 PAGE 513

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF December, 19 76

Notary Public

MY COMMISSION EXPIRES: 10/28/78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 24th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PATRICK W. NEMEC, et ux (NAME)	GUARANTY MORTGAGE COMPANY (NAME)	
352 Leo Lane (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	148-5
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37237 (CITY) (STATE) (ZIP)	176

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, I, MARVIN JACKSON McGHEE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PATRICK W. NEMEC, et ux
JOYCE A. NEMEC

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:

BEING Lot No. 37 on the Plan of Haywood Heights, Section II, as of record in Book 2663, page 13, Register's Office for said County.

SAID Lot No.37 fronts 80 feet on the northwesterly side of Leo Lane, and runs back 240 feet on the southwesterly line and 260 feet on the northeasterly line, to a dead line in the rear on which it measures 82.5 feet.

BEING the same property conveyed to Marvin Jackson McGhee and wife, Janie Lee McGhee by Warranty Deed from Roger Walker and wife, of record in Book 4212, page 810, said Register's Office, the said Janie Lee McGhee having conveyed her interest in said property to Marvin Jackson McGhee by instrument of record in Book 4635, page 944, said Register's Office.

GRANTEES HEREIN ASSUME AND AGREE TO PAY THE BALANCE OF AN INDEBTEDNESS OWED TO GUARANTY MORTGAGE COMPANY SECURED BY DEED OF TRUST OF RECORD IN BOOK 3973, PAGE 333, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND THE ESCROW ACCOUNT IN CONNECTION WITH SUCH LOAN IS HEREBY TRANSFERRED TO SUCH GRANTEES IN CONSIDERATION OF THE ASSUMPTION OF SUCH DEBT.

unimproved ( )
This is improved (X) property, known as 352 Leo Lane, Nashville, Tennessee 37211
(House Number) (Street) (P. O. Address) (City or Town) (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 my hand this 23rd day of December, 19 76

Marvin Jackson McGhee

MARVIN JACKSON McGHEE

STATE OF TENNESSEE
Davidson County

Re-Record
BOOK 5115 PAGE 734 - BOOK 5104 PAGE 514

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARVIN JACKSON McGHEE

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of December 19 76

Commission expires 10/28/78

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

D 8 4 5 6 7

WARRANTY DEED

FROM
MARVIN JACKSON McGHEE

TO
PATRICK W. NEMEC, et ux

JOYCE A. NEMEC

PLEASE MAIL RECORDED DEED TO:

Alan L. Saturn, Esquire
24th Floor
First American Center
Nashville, Tennessee 37238

IDENTIF. REFERENCE

JAN 11 9 05 AM '77

REGISTER
DAVIDSON CO. TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN 11 77	CONV	25,500.00			
JAN 11 77	S'TAX		B*	66.30	
JAN 11 77	PR'FEE		B*	.50	
JAN 11 77	W'DEED		B*	4.00	* 70.80
FEB 16 77	MISC		B*	4.00	* 4.00