E43408
E43408

WARRANTY DEED

IDENTIF. REFERENCE

DEC 27 1 32 PM '77

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31497-

x Jerry W Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF Dec. 1977

Notary Public

MY COMMISSION EXPIRES: 11-12-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TRABER & ROBINSON, ATTYS. 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214T
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JERRY W. JONES (NAME)	THE GALBREATH MORTGAGE CO. (NAME)	Map-162-C
246 OCALA DRIVE (STREET ADDRESS OR ROUTE NUMBER)	101 EAST TOWN STREET (STREET ADDRESS)	Par. 215
NASHVILLE, TN. 37211 (CITY) (STATE) (P. O. ZIP)	COLUMBUS, OHIO 43215 (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, WALTER C. TUNE, III AND WIFE, JULIE K. TUNE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JERRY W. JONES AND WIFE, BRENDA F. JONES

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. 154 ON THE PLAN OF FAIR OAKS SUBDIVISION, SECTION TWO, AS OF RECORD IN BOOK 4460, PAGE 53, 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 WALTER C. TUNE, III AND WIFE, JULIE K. TUNE BY DEED FROM MICHAEL D. WELLS AND WIFE, MARY K. WELLS AS OF RECORD IN BOOK 4945, PAGE 399, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE GRANTEES HEREIN ASSUME AND PROMISE TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN BOOK 4803, PAGE 24, SAID REGISTER'S OFFICE.

THE ESCROW ACCOUNT AS IT RELATES TO THIS PROPERTY IS HEREBY TRANSFERRED TO THE GRANTEES, AS IS THE HAZARD INSURANCE.

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 MARCH 29, 1974, AND FILED FOR RECORD IN THE OFFICE OF RECORDER OF DEEDS OF DAVIDSON COUNTY, TENNESSEE, IN BOOK 4803, PAGE 24, AND NOTE OF EVEN DATE THEREBY SECURED, IN THE ORIGINAL PRINCIPAL AMOUNT OF $24,300.00 PAYABLE TO THOMAS & HILL, INC. WHICH DEBT THE GRANTEE HEREIN ASSUMES AND AGREES TO PAY AS PART PAYMENT OF THE PURCHASE PRICE. OVER

This is unimproved ( ) improved (X) property, known as 246 OCALA DRIVE, NASHVILLE, TN. 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 OUR hands this 21st day of DECEMBER, 19 77

x Walter C. Tune, III

x Julie K Tune

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 WALTER C. TUNE III, AND WIFE, JULIE K. TUNE

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, TN. this 1st day of DECEMBER, 19 77

Commission Expires July 25, 1981 Nell H. Jones Notary Public

STATE OF
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 purpose 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

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 BLAIM PAYMENT ARISING FROM THE GUARANTY OR INSURANCE OF THE INDEBTEDNESS ABOVE MENTIONED.

DEC27 77	CONV	31,497.00			
DEC27 77 S'TAX			D*	81.90	
DEC27 77 PR'FEE			D*	.50	
DEC27 77	W'DEED		D*	4.00	* 86.40

WARRANTY DEED

FROM

WALTER C. TUNE III ET UX

TO

JERRY W. JONES ET UX

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Service

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE Company of New York

William G. Trabue
P. O. Box 2255
Nashville, Tenn. 37214