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162-10a
197

WARRANTY DEED

THIS INDENTURE, made and entered into this 2nd day of March 19 78, by and between

HARRY A. JEFFERYS AND SHIRLEY F. JEFFERYS of the first part, and

SCOTT D. ADAMCZYK and wife, DEIDRA DONOHUE ADAMCZYK of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said parties of the first part have bargained and sold and do hereby bargain, sell, convey and confirm unto the said parties of the second part the following described real estate, situated and being in Antioch the County of Davidson State of Tennessee.

LAND in Davidson County, Tennessee, being
Lot 4, Tabitha Heights Subdivision, of record in Book 4660, page 26, Register's Office for said County.

SAID Lot No. 4 fronts 60.0 feet on the southerly margin of Benzing Road and extends back 134.45 feet on the westerly line and 152.47 feet on the easterly line to a dead line in the rear, measuring 85.58 feet thereon.

BEING the same property conveyed to Henry A. Jefferys and wife, Shirley F. Jefferys by deed from Joe Dobbs, also known as Joe V. Dobbs, and wife, Buena M. Dobbs of record in Book 4904, page 598, Register's Office for Davidson County, Tennessee

MAR-6	CONV	38,000.00			
MAR-6	S'TAX		B*	98.80	
MAR-6	PR'FEE		B*	.50	
MAR-6	W'DEED		B*	4.00	* 103.30

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said parties of the second part, their heirs and assigns in fee simple forever.

And the said parties of the first part do hereby covenant with the said parties of the second part that we are lawfully seized in fee of the aforedescribed real estate: that we have a good right to sell and convey the same: that the same is unencumbered.

And that the title and quiet possession thereto we will warrant and forever defend against the lawful claims of all persons.

WITNESS the signatures of the said parties of the first part the day and year first above written.

Harry A. Jefferys
HARRY A. JEFFERYS

Shirley F. Jefferys
SHIRLEY F. JEFFERYS

STATE OF TENNESSEE. COUNTY OF ~~SHELBY~~ Davidson

On this 16 day of January 1978 before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Harry A. Jefferys & wife, Shirley F. Jefferys to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written. My commission expires 7/25/81

Peggy J. Baird
Notary Public

53376

FOR REGISTAR'S USE ONLY

State Tax . $

Clerks Fee $ .50

Total . . . . $

Paid
Deputy County Court Clerk

Revenue Stamps $

ST

IDENTIF. REFERENCE

MAR 6 11 12 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

The following information is not a part of this Deed.

Property Address 653 Benzing Road
Antioch, TN 37013

Mail Tax Bill to Greer Mortgage Company
2401 Hillsboro Road, Nashville, TN 37212

This Instrument prepared by:
Wilkins, Adams, Weems & Spicer

SECURITY TITLE CO., INC.

MEMPHIS, TENNESSEE

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 38,000.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Scott D. Adamczyk
Affiant

Subscribed and sworn to before me this the 2nd day of March, 19 78.

PATRICIA S. SPICER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Comm. Exp. 8-79

Return To: Rous, Boyd
FILERS, ADAMS, RODES & SPICER, ATTYS.
1400 FIRST TENNESSEE BUILDING
MEMPHIS, TENNESSEE 37219

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