BOOK 5319 PAGE 571 4-64-753-3

E 80578

WARRANTY DEED

MAIL 588 Dw

IDENTIF. REFERENCE

AUG 2 12 51 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF Tennessee }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45000

J A Barnett Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF Aug. 1978

Notary Public

MY COMMISSION EXPIRES: 11-12-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William G. Traber, Attorney, 107 Donelson Pike, Nashville, Tennessee 37214t
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Barnett, Jr. (NAME)	Security Federal Savings & Loan (NAME)	3DZ-64528
3115 Stafford Drive (STREET ADDRESS OR ROUTE NUMBER)	4235 Hillsboro Rd. (STREET ADDRESS)	85-7-107
Nashville, TN. 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37215 (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, Monroe Phemister and wife, Jane Phemister

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Barnett, Jr. and wife, Donna M. Barnett

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. 141 on the Plan of Stanford Country Club Estates, Section IV, as of record in Book 2900, pages 83 and 84, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southerly margin of Edgemont Drive at the corner of Lot Nos. 140 and 141: thence with the line between said lots southerly 153 feet to the line of lot 142: thence with the line between lots 141 and 142, westerly 114.4 feet to the easterly margin of Stafford Drive; thence with the margin of said Drive northerly 116.76 feet to the beginning of a curve; thence around said curve, northeasterly 39.27 feet to the southerly margin of Edgemont Drive; thence with the margin of said drive, easterly 86 feet to the point of beginning.

Being the same property conveyed to Monroe Phemister and wife, Jane Phemister by deed from Harry D. Bass and wife, Alice G. Bass as of record in Book 4611, page 967, said Registers Office.

The curve reference of 30.27 feet in the deed of record in Book 4611, page 967, Register's Office for Davidson County, Tennessee is incorrect and the reference should be 39.27 feet as shown above. This instrument hereby corrects such reference.

This is unimproved ( ) improved (X) property, known as 3115 Stafford Drive, Nashville, TN 37214
(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 hand s this 1st day of ~~July~~ August, 1978

x Monroe Phemister
Monroe Phemister

Jane Phemister
Jane Phemister

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 Monroe Phemister and wife, Jane Phemister

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 1 day of July AUG., 19 78

Notary Public

Commission Expires 11-12-80

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

Notary Public

My commission expires

AUG-2[illegible] CONV 45,000.00
AUG-2[illegible] S'TAX B* 117.00
AUG-2[illegible] PR'FEE B* .50
AUG-2[illegible] W'DEED B* 4.00 * 121.50

WARRANTY DEED

FROM
Monroe Phemister et ux

TO
James A. Barnett, Jr. et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York