This instrument was prepared by Melonie Smith, Attorney at Law
320 Gallatin Road
Madison, Tn. 37115

Mail

WARRANTY DEED

BOOK 5467 PAGE 458

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Virgil Ray et ux	(same)	GO-14324
(NAME)	440 Moncrief	Map 18-15-19
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	Goodlettsville, TN. 37072 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------($10.00)---------- *Dollars,*

cash in hand paid by the grantees hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, JOHN EWING JERNIGAN, SR. and wife, JO ANN JERNIGAN,

have this day bargained and sold, and do hereby transfer and convey unto VIRGIL RAY and wife, BARBARA RAY,

the Grantees herein, their (heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Resubdivision of Lots 43, 44, and 45 of Moncrief Subdivision, not of record, described according to a survey made by Southern Land and Associates dated August 11, 1977, as follows:

BEGINNING on the southeasterly margin of Moncrief Avenue at the west corner of the Jernigan property of record in Book 4621, page 131, Register's Office for Davidson County, Tennessee; thence with said Jernigan's property line south 41° 03' east 324.85 feet; thence south 48° 56' West 185.58 feet; thence north 56° 28' west 417.56 feet to the southeasterly margin of Moncrief Avenue; thence with the same around a curve having a radius of 270 feet northeasterly 165.11 feet; thence continuing with said Avenue North 72° 48' east 147.62 feet to the beginning.

Being the same property conveyed to JOHN EWING JERNIGAN, SR. and wife, JO ANN JERNIGAN, by deed from ARRENDAL LAMAR SHIPMAN and wife, MARTHA S. SHIPMAN, of record in Book 5187, page 429, Register's Office for Davidson County, Tennessee.

The conveyance is subject to a Sewer Easement which is to be recorded.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 6,100.00

Subscribed and sworn to before me, this the 25th day of June 1979

Affiant

My commission expires: Nov 26, 1979 (Affix Seal)

Notary Public

This ( ) unimproved (X) property, known as 440 Moncrief Avenue, Goodlettsville, Tn. 37072 (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (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 Grantees, their (heirs and assigns, against the lawful claims of all persons.

Whenever 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 25th *day of* June, *19* 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date*

(John Ewing Jernigan, Sr.) (Jo Ann Jernigan)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5467 PAGE 459

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* John Ewing Jernigan, Jr. and wife, Jo Ann Jernigan

the within named 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 *this* 25th *day of* June *, 19* 79

Notary Public

Commission expires Nov 26, 1979

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

F-40863

IDENTIF. REFERENCE

JUL 19 8 36 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
JOHN EWING JERNIGAN, SR. et ux
TO
VIRGIL RAY et ux

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5467 PAGE 460

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			6100.00- CO	
			15.86 CO TX	
			.50 PRFE	
			6.00 WDE	
			CHECK	22.36-
7385A07/19/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 40863

IDENTIF. REFERENCE

JUL 19 8 36 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 698087