Sevier County Bar Association Form No. 4: General Warranty Deed

This instrument prepared by: BRABSON & BRADFIELD
Attorney at law, Sevierville, Tennessee

Map 62-5
Par 39.1s

GRANTOR: JAMES T. WHALEY, ET UX
ADDRESS: Sevier County, Tennessee

BOOK 556 PAGE 655

GRANTEE: JOHN A. BUGIS, ET AL
ADDRESS: 2411 Pennington Bend Road
Nashville, Tn. 37214

Person or agency responsible for payment of taxes:

Name Grantees

Address Same

NOTED for taxation this _____ day of _____, 19__

Tract No. _____

_____
Property Assessor

APPENDIX II
FORM FOR OATH

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 21,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

James T. Whaley
Affiant

Subscribed and sworn to before me this the 1st day of January, 19 80.

_____
Notary Public ~~or Register~~

My Commission Expires 1-23-83

STATE OF TENNESSEE,
SEVIER COUNTY

The foregoing instrument and certificate were noted in Note Book ____, Page _____ At _____ O'clock ___ M _____ 19__ and recorded in ____ Book _____, Page ____ Item ____ State Tax Paid $ _____ Fee _____ Recording Fee _____ Total $ _____
Witness My hand.
Receipt No. _____

_____
Register

THIS INDENTURE made and entered into this 13th day of November, 19 79, by and between JAMES T. WHALEY and wife, CAROLYN H. WHALEY, of Sevier County, Tennessee,

known hereinafter as First Party, and JOHN A. BUGIS and ED F. JEFFREY, of Davidson County, Tennessee,

known hereinafter as Second Party;

WITNESSETH: That for and in consideration of ONE ($1.00) DOLLAR and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged and further consideration of the assumption of a trust deed in favor of Schumacher Mortgage Company, Inc. of record in Trust Deed Book 4971, Page 98, in the Register's Office of Davidson County, Tennessee.

The First Party has granted, bargained, sold and conveyed and does hereby grant, bargain, sell and convey unto The Second Party, the following described premises, to-wit:

SITUATE in Davidson County, Tennessee, being the northerly 48.5 feet of Lot No. 71 on the Map of Riverview Subdivision, as of record in Book 547, pages 92, 94, and 95, Register's Office for Davidson County, Tennessee.

SAID part of said Lot No. 71 fronts 48.5 feet on the westerly side of Riverview Avenue and runs back between parallel lines 210 feet more or less to a low water mark of the Cumberland River.

BEING the same property conveyed to Jim Whaley by Deed from Ezell Dickerson and wife, Mildred Dickerson of record in Book 4791, Page 223, Register's Office for Davidson County, Tennessee.

The said Jim Whaley and James T. Whaley are one and the same person.

BOOK 5556 PAGE 656

F 7267 1

IDENTIF. REFERENCE

JAN 17 1 58 PM '80

REGISTER DAVIDSON COUNTY, TENN.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claim to homestead and dower therein.

TO HAVE AND TO HOLD the said premises to the said Second Party ___their___ heirs and assigns, forever.

And the said First Party for ___themselves___ and for ___their___ Heirs, Executors and Administrators hereby covenants with Second Party ___their___ heirs and assigns, that First Party is lawfully seized in fee simple of the premises above conveyed, ___have___ full power, right and authority to convey the same, that said premises are free from all encumbrances except a deed of trust in favor of Schumacher Mortgage Company, Inc. of record in Trust Deed Book 4971, Page 98, in the Register's Office of Davidson County, Tennessee,
and that First Party will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, First Party has hereunto set ___their___ hand ___s___, this day and year first hereinabove written.

James T. Whaley
JAMES T. WHALEY

Carolyn H. Whaley
CAROLYN H. WHALEY

STATE OF TENNESSEE
COUNTY OF SEVIER

Before me, the undersigned authority, personally appeared the within named bargainor s JAMES T. WHALEY and wife, CAROLYN H. WHALEY

with whom I am personally acquainted and who acknowledged that ___they___ executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and Official Seal at office in said State and County this 1st day of January, 1980

James T. Whaley
NOTARY PUBLIC
My Commission expires:
1-23-83

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5558 PAGE 657

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			26000.00- CO	
			67.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	74.10-
			7843A01/17/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 72671

IDENTIF. REFERENCE

JAN 17 1 58 PM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 737339