1200

BOOK 5570 PAGE 763

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
M/M ROBERT C. BRIGGS	GUARANTY MORTGAGE COMPANY DIV.	104-15
(NAME)	(NAME)	
2706 SUNSET PLACE	P. O. BOX 786	93
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TENNESSEE 37212	BRENTWOOD, TENNESSEE 37027	24W-9620
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ----Ten & No/100 ($10.00)---------- ---------- DOLLARS

and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

CHARLES ROBERT GALLAGHER and wife, KAREN THROCKMORTON GALLAGHER have bargained and sold, and by these presents do transfer and convey unto ~~XXXXX~~ ROBERT C. BRIGGS and wife, JUDY A. BRIGGS

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the westerly 50 feet of Lot No. 40 in the Sunset Park Plan, as of record in Book 332, Page 132, Register's Office for said County.

Said part of said Lot No. 40 fronts 50 feet on the northerly side of Sunset Place and runs back between parallel lines 160.5 feet to a line in the rear.

Being the same property conveyed to Charles Robert Gallagher and wife, Karen Throckmorton Gallagher, by deed from Ruth Wilson Martin, a widow, of record in Book 4689, Page 199, said Register's Office.

This conveyance is made subject to all matters appearing on the plan of record in Book 332, Page 132, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 2706 Sunset Place (House Number) (Street)
Nashville, Tennessee 37212 (P. O. Address) (City or Town) (Zip Code)

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.

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 22nd day of February, 19 80

Charles Robert Gallagher — CHARLES ROBERT GALLAGHER

Karen Throckmorton Gallagher — KAREN THROCKMORTON GALLAGHER

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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 CHARLES ROBERT GALLAGHER and wife, KAREN THROCKMORTON GALLAGHER

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, Tennessee, this 22nd day of February, 1980.

My commission expires 4-17-83 Notary Public Helen D. Scott

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 67,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Robert C Briggs

Sworn to and subscribed before me
this 22nd day of February, 19 80

My commission expires 4-17-83 Notary Public Helen D. Scott

This instrument was prepared by: George E. Mudter, Jr., Attorney
254 Highlands Building
Brentwood, Tennessee 37027
Name Address

WARRANTY DEED

FROM CHARLES ROBERT GALLAGHER, ET UX

TO ROBERT C. BRIGGS, ET UX

F 78136

IDENTIF. REFERENCE

FEB 27 9 45 AM '80

FELIX Z. WISDOM REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
311 4th Avenue North
NASHVILLE, TENNESSEE 37219

File: Box 38
(1200) First Title and
Escrow Co., Inc.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

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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

67500.00- CO
175.50 CO TX
.50 PRFEE
6.00 MDEED
CHECK 182.00-
4795A02/27/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 7 8 1 3 6

IDENTIFICATION REFERENCE

FEB 27 9 45 AM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 744034