BOOK 5586 PAGE 789 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$16,013.47 Reba M. Raymaker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF April 1980.

Gene N. Flood
Notary Public

MY COMMISSION EXPIRES: 4/29/81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TITLE ESCROW, INC. (NAME) 311 Plus Park Blvd, Nashville, Tennessee (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reba M. Raymaker (NAME)	Mortgage Corp. of the South (NAME)	104-14178
4110 Westlawn Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 107261 (STREET ADDRESS)	25W-03725
Nashville, Tn. 37209 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35202 (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, James Leo Garmon and wife, Juanita Frances Garmon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Reba M. Raymaker

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 the easterly 43.33 feet of Lot No. 3 on the Map of the Resubdivision of Lots Nos. 43 to 45 inclusive, in West Grove Subdivision as of record in Book 547, page 179, said Register's Office.

SAID part of Lot No. 3 fronts 43.33 feet on the northerly side of Utah Avenue, formerly an unnamed Street, and runs back 169.5 feet on the easterly line with the westerly margin of an alley and 168.66 feet mor or less on the westerly line to the southerly margin of the right-of-way of the West Nashville Branch of the N. C. & St. L. Railroad, measuring 43.33 feet thereon.

BEING the same property conveyed to James Leo Garmon and wife, Juanita Frances Garmon by deed from Michael Ray Perkins and wife, Judy Dorris Perkins of record in Book 5081, page 155, Register's Office for Davidson County, Tennessee.

For and in consideration of Ten Dollars ($10.00)cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated10/20/76 and filed for record 10/22/76 in the office of the recorder of deeds of Davidson County, Tennessee, in Book 5081, page 157, and note of even date thereby secured, in the original principal amount of $10,250.00 payable to Mortgage Corporation of the South, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price. The grantee further hereby assumes the obligation of James Leo Garmon and wife, Juanita Frances Garmon under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. Escrow account and insurance to be transferred to Grantee.

This is unimproved ( ) improved (XX) property, known as 3906 Utah Avenue (House Number) (Street) Nashville, Tn. 37209 (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 3rd day of April, 1980

James Leo Garmon

Juanita Frances Garmon

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Leo Garmon and Juanita Frances Garmon,

the bargainors, 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 3rd day of April 1980

Commission expires 7/19/81

Notary Public

STATE OF TENNESSEE
Davidson 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 purposes 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__.

My commission expires _____

Notary Public

F 8 3 5 4 0

WARRANTY DEED

FROM

James Leo Garmon and wife,

Juanita Frances Garmon

TO

Reba M. Raymaker

1606 04/03 48.10- CHECK

IDENTIF. REFERENCE

APR 3 3 02 PM '80

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TENN.

File Box 24

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

RECEIVED OF _____ BOOK 5586 PAGE 791

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
			16013.47- CO	
			41.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	48.10-
1606A04/03/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-83540

IDENTIF. REFERENCE

APR 3 3 02 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 750589