3321 04/14 79.30- CHECK

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Edward A. Gentry, Jr., et ux Deborah G. Gentry (NAME)	Realty Mortgage, Inc. (NAME)	72-7-138
3105 Oxford Street (STREET ADDRESS OR ROUTE NUMBER)	6755 Peachtree Blvd., Suite 200 (STREET ADDRESS)	Field Book No.
Nashville, Tenenssee 37216 (CITY) (STATE) (ZIP CODE)	Atlanta, Georgia 30360 (CITY) (STATE) (ZIP CODE)	15DZ-08445

WARRANTY DEED

BOOK 5590 PAGE 368

For and in consideration of the sum of Ten and no/100 ---------- DOLLARS

Cash in hand paid by Edward A. Gentry, Jr., and wife, Deborah G. Gentry, hereinafter referred to as the Grantees, and other good and valuable consideration the receipt of which is hereby acknowledged, anddin further consideration of the assumption by the said Grantees of the unpaid principal balance owing upon a promissory note described in and secured by a deed of trust to Larry Weinberg, Trustee, of record in Book 5126, page 138, Register's Office for Davidson County, Tennessee, payable according to the terms and conditions thereof, said note originally being for the sum of $16,900.00, payable to Realty Mortgage, Inc., as assigned to Franklin Society Federal Savings and Loan Association of record in Book 5130, page 276, Register's Office for Davidson County, Tennessee, and the assumption by the said Grantees of the unpaid principal balance owing upon a promissory note described in and secured by a deed of trust of record in Book 5443, page 535, Register's Office for Davidson County, Tennessee, payable according to the terms and conditions thereof, said note originally being for the sum of $11,229.12 and payable to Commerce Union Bank. JAMES R. TEATS and wife, JACQUELINE E. TEATS have bargained and sold, and by these presents do transfer and convey unto the said Edward A. Gentry, Jr., and wife, Deborah G. Gentry

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 southerly 50 feet of Lots Nos. 62 and 63 on the Plan of Kenmore Place as of record in Book 332, pages 32 and 33, Register's Office for Davidson County, Tennessee, more fully described as follows:

Said part of lots front 50 feet on the westerly margin of Oxford Street and extends back between parallel lines measuring 200 feet to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to James R. Teats and wife, Jacqueline E. Teats by deed from Lilian Cline of record in Book 5126, page 136, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements, restrictions, setback lines of record, and taxes for the current year applicable to said property.

unimproved ( )
This is improved (X) property, known as 3105 Oxford Street (House Number) (Street)
Nashville, Tennessee 37216 (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 11 day of April, 19 80.

James R. Teats
JAMES R. TEATS

Jacqueline E. Teats
JACQUELINE E. TEATS

BOOK 5590 PAGE 369

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, James G. Lackey, III, a Notary Public in and for said County and State, the within named James R. Teats and wife, Jacqueline E. Teats

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 11th day of April, 1980.

My commission expires 10-25-80 Notary Public James G. Lackey, III

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 $ 27,971.93 This is equal to or greater than the property would bring at a fair and voluntary sale.

Edward A. Gentry, Jr.

Sworn to and subscribed before me this 11th day of April, 1980.

My commission expires 10-25-80 Notary Public James G. Lackey, III

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument was prepared by:
This instrument prepared by
STEPHENSON, LACKEY AND WAITE
Name First Federal Building Address
Nashville, Tennessee 37219

RUSH

WARRANTY DEED

FROM James R. Teats and wife,

TO Jacqueline E. Teats

Edward A. Gentry, Jr., and wife, Deborah G. Gentry

F 8 4 9 0 6

IDENTIF. REFERENCE

APR 14 1 15 PM '80

FEE ... STATE REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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

RECEIVED OF _____ BOOK 5590 PAGE 370

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
			27571.53- CO	
			72.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	79.30-
3321	A04/14/80		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F84906

IDENTIF. REFERENCE

APR 14 1 15 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 752238