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DAVID A. FLOYD NOTARY PUBLIC DAVIDSON COUNTY, TENN.

BOOK 5603 PAGE 958

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,964.78

M. McD. Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF May, 1980.

Notary Public

MY COMMISSION EXPIRES: Oct 22, 1983

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook, Attorney, P. O. Box 15324, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel Takarsh, et ux (NAME)	Noel Palmer Mortgage Company (NAME)	9D-24414
728-730 Baugh Rd (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	142-10 #141
Nashville, Tenn. 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (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~~, I, Mark McDonald, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joel Takarsh and wife, Darlene Takarsh

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:

Land in Davidson County, Tennessee, being Lot No. 4 on the plan of Second Revision, Sheffield Square, of record in Book 5210, page 199, Register's Office for said County.

Said Lot No. 4 fronts 88.0 feet on the northerly margin of Baugh Road and extends back 98.00 feet on the easterly line and 98.44 feet on the westerly line to a dead line in the rear, measuring 88.32 feet thereon.

Being the same property conveyed to Mark McDonald by deed from TMI, Inc. of record in Book 5557, page 277, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 5557, page 280, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said grantees.

The purchasers join in this conveyance and hereby agree to all the terms herein set out, and assume payment of the loan referred to herein above.

This is unimproved ( ) improved (X) property, known as 728-730 Baugh Road, Nashville, TN 37221
(House Number) (Street) (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 5th day of May, 1980

MARK MCDONALD

JOEL TAKARSH

DARLENE TAKARSH

By: Arlene Smith
Attorney in Fact

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Mark McDonald,

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of May 1980

Commission expires October 22, 1980

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

WARRANTY DEED

FROM Mark McDonald, unmarried

TO Joel Takarsh, et ux

F 90134

RUSH

IDENTIF. REFERENCE

MAY 20 3 01 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

On this 5th day of May, 1980, before me personally appeared Albert Smith, to me known to be the person who executed the foregoing instrument in behalf of Joel Takarsh and Darlene Takarsh, and acknowledged that he executed the same as the free act and deed of said Joe Takarsh and Darlene Takarsh.

NOTARY PUBLIC

My Commission expires: October 22, 1980

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

66964.75- CO
174.20 CO TX
.50 PRFEE
6.00 WDEED
CHECK 180.70-
9586A05/20/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

E 90134

IDENTIF. REFERENCE T

MAY 20 3 01 PM '80

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

No. 758637