5790 06/23 [illegible] CLERK

BOOK 5615 PAGE 962

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,290.27

Jere A. McGarr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June, 19 80

Kathy - [illegible]
Notary Public

MY COMMISSION EXPIRES: October 18, 1981

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM D. CASTLEMAN, ATTORNEY, 219 Second Avenue, North, Nashville, TN., 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jere A. McGarr, et ux (NAME)	Commerce Union Bank (NAME)	Map: 94-1
712 Village Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par: 344
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	23W-12430

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, STEPHEN A. JONES, and wife, TANYA D. JONES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JERE A. McGARR, and wife, PENELOPE McGARR

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 Lot No. 47 on the Map of Shelby Village No. Two, of record in Book 1835, Page 48, Register's Office for Davidson County, Tennessee.

SAID Lot No. 47 fronts 52 feet on the west side of Village Court and runs back between parallel lines 154.7 feet to a dead line.

BEING the same property conveyed to Stephen A. Jones, and wife, Tanya D. Jones, by deed from Richard Steelman, and wife, Jewel Dean Steelman, of record in Book 5494, Page 924, Register's Office for Davidson County, Tennessee.

IT IS AGREED AND UNDERSTOOD that the above-named Grantees assume and agree to pay the remaining balance of a deed of trust of record in Book 5494, Page 927, Register's Office for Davidson County, Tennessee.

F 9464 A

IDENTIF. REFERENCE

JUN 23 2 18 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

This is unimproved ( ) improved (XX) property, known as 712 Village Court, Nashville, Tennessee 37206
(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 20th day of June, 19 80

X Tanya D Jones
TANYA D. JONES

X Stephen A. Jones
STEPHEN A. JONES

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 Stephen A. Jones, and wife, Tanya D. Jones

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 20th day of June 1980

Commission expires October 18, 1981

Kathy J. Jones Bigner
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

STEPHEN A. JONES, and wife

TANYA D. JONES

TO

JERE A. McGARR, and wife

PENELOPE McGARR

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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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
			30290.27- CO	
			78.78 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	85.28-
5790A06/23/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 94644

IDENTIF. REFERENCE

JUN 23 2 18 PM '80

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 764218