This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5634 PAGE 543

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Barney R. Jeffcoats	Mercantile Mortgage Company	105-5-3
(NAME)	(NAME)	
2967-2969 Anderson Road	P. O. Box 14569	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37217	St. Louis Missouri 63178	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- Dollars,
cash in hand paid by Barney R. Jeffcoats and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

S and M Properties, a partnership

have this day bargained and sold, and do hereby transfer and convey unto the said Barney R. Jeffcoats

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Forest View Park, Section 1, as of record in Book 3700, page 109 and 110, Register's Office for said County.
Said Lot No. 95 fronts 118.73 feet on the southerly margin of Anderson Road and extends back 114.99 feet on the easterly line and 114.07 feet on the westerly line to a broken line in the rear measuring 151.79 feet thereon.

Being the same property conveyed to S and M Properties, a partnership by deed from Fred E. Cowden, Jr., Trustee, of record in Book 5244, page 128, Register's Office for said County.

This conveyance is subject to the plan of record in Book 3700, pages 109, and 110, Register's Office for said County, shows an Owner's Certificate, 30-foot building set-back line from Anderson Road, and a 10-foot easement for sewer along the northerly line of premises and drainage easement located on premises; and restrictive covenants of record in Book 4115, page 674, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $60,300.00

Subscribed and sworn to before me, this the 25th day of July 1980

My commission expires: 7-22-81 (Affix Seal)

Affiant: Barney R. Jeffcoats

Notary Public: Mary P. Whitworth

unimproved ( )
This is improved (X) property, known as 2967-2969 Anderson Road, Nashville, Tennessee 37217
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for 1980 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 25th *day of* July, 19 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

S AND M PROPERTIES, A PARTNERSHIP

By: George H. Moore, Partner

Danese B. Sloan, Partner

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Mary P. Whitworth, *a Notary Public in and for said County and State,* George H. Moore and Danise B. Sloan partners of the S and M Properties, a partnership

the within named 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, *this* 25th *day of* July, 1980

Mary P Whitworth
Notary Public

Commission expires 2-22-81

MARY P. WHITWORTH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

G. O. I. 4. 2. 3

4386

IDENTIF. REFERENCE

AUG 7 3 05 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
S and M Properties, a partnership

TO
Barney R. Jeffcoats

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

238505

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

60300.00- CO
156.78 CO TX
.50 PRFEE
6.00 WDEED
CHECK 163.28-
4386A08/07/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.O.1.4.2.3

IDENTIF. REFERENCE

AUG 7 3 05 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 772510