1503 [illegible]

BOOK 5649 PAGE 641

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$38,579.69 James McGahey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF September 19 80.

W.K. Georgas, Jr.
Notary Public W.K. Georgas, Jr.

MY COMMISSION EXPIRES: 4/17/83
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David E. Mead, Attorney 101 Cumberland Ave., Suite 101 Madison, Tenn. 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. McGahey (NAME)	Commerce Union Bank (NAME)	MAP 149-9
4736 Miners Cove (STREET ADDRESS OR ROUTE NUMBER)	1 Commerce Place, Real Estate Div. (STREET ADDRESS)	PAR 210
Antioch, TN. 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37219 (CITY) (STATE) (ZIP)	2DU-68956

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, Timothy J. Reynolds and wife, Jean K. Reynolds

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James M. McGahey and wife, Angelia C. McGahey

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. 170 on the plan of Section Four, Terragon Trails, of record in Book 5050, Page 57, RODCTN.

Said Lot No. 170 fronts 60.38 feet on the southwesterly margin of Miners Cove and extends back 154.67 feet on the southeasterly line and 157.34 feet on the northwesterly line to a dead line in the rear, measuring 56.42 feet thereon.

Being the same property conveyed to the within named grantors by deed of record in Book 5271, PAge 909, RODCTN.

This conveyance is subject to restrictions of record in Book 5146, Page 680, RODCTN.

This conveyance is subject to the Grantees assumption of and agreement to pay the remaining balance of a certain Deed of Trust Note in the original principal amount of $30,650.00, payable to Commerce Union Bank according to the terms and conditions stated in said note. Said note is secured by a Deed of Trust of record in Book 5271, Page 911, RODCTN.

This is unimproved ( ) improved (X) property, known as 4736 Miners Cove (House Number) (Street) Antioch, Tennessee (P. O. Address) (City or Town) 37013 (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 10th day of September, 19 80

Timothy J. Reynolds Timothy J. Reynolds

Jean K. Reynolds Jean K. Reynolds

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 Timothy J. Reynolds and wife, Jean K. Reynolds

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 Madison, Tennessee, this 10th day of September 19 80

Commission expires 4/17/83

W.K. Georgas, Jr. 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

Timothy J. Reynolds et ux

TO

James M. McGahey et ux

G 0 7 2 2 5

IDENTIF. REFERENCE

SEP 11 8 57 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to:
American Escrow Company, Inc.
Suite 209 Comberland Bldg.
101 Cumberland Avenue
Madison, Tennessee 37115

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

38579.69- CO
100.36 CO TX
.50 PRFEE
6.00 WDEED
CHECK 106.86-
1503A09/11/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 0 7 2 2 5

IDENTIF. REFERENCE T

SEP 11 8 5- AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 779389