FILE BOX 4

BOOK 5700 PAGE 69 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 13,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF January, 19 81.

Notary Public

MY COMMISSION EXPIRES: 7/22/84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTORNEYS, 1208 FIDELITY FEDERAL BUILDING, NASHVILLE, TENNESSEE 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JERE MCGARR (NAME)	OWNERS (NAME)	103-3-145
4010 CHARLOTTE AVE (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	25W-2005
NASHVILLE, TN 37209 (CITY) (STATE) (P. O. ZIP)	(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, WILLIAM S. PORTER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JERE MCGARR AND WIFE, PENELOPE O. 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:

LAND in Davidson County, Tennessee, being Lot No. 709, of Block 33, on the Plan of the Charlotte Park Company's First Addition to Nashville, as of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

SAID Lot No. 709 fronts 50 feet on the northerly side of Idaho, formerly 5th Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to William S. Porter by deed from Debbie Porter of record in Book 5435, page 125 and by deed from Sellers S. Crain and wife, Virginia Crain of record in Book 4960, page 209, Register's Office for Davidson County, Tennessee. The said William L. Porter and William S. Porter being one and the same person.

As part of the above consideration, the Grantees herein, assume and agree to pay the unpaid balance owing on a certain note executed by the Grantors herein to Sellers S. Crain and wife, Virginia Crain in the original principal amount of $12,900.00 of record in Book 4960, page 211, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any and easements and rights of way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

Barbara M. Porter, wife of the above named William S. Porter, hereby joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

unimproved ( ) / This is improved (X) property, known as 4808 IDAHO AVENUE (House Number) (Street) NASHVILLE, TENNESSEE (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 MY hand this 13th day of JANUARY, 19 81

William S. Porter

WILLIAM S. PORTER

Barbara M. Porter

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 WILLIAM S. PORTER, AND WIFE, BARBARA M. PORTER

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 13th day of JANUARY 19 81

Commission expires 4/22/84

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

WILLIAM S. PORTER, UNMARRIED

TO

JERE MCGARR

G 25296

IDENTIF. REFERENCE

JAN 14 2 01 PM '81

FELIX Z. WILSON IV REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

4771 01/14 41.60- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5700 PAGE 71

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
			13500.00- CO	
			35.10 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	41.60-
477	A01/14/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

JAN 14 2 01 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 801866