BOOK 5703 PAGE 975

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF January, 19 81.

Notary Public

MY COMMISSION EXPIRES: 1-28-85

Real

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary Jackson (NAME)	LOCAL GUARANTY OFFICE (NAME)	MAP 61-16
1032 Gracelawn Drive (STREET ADDRESS OR ROUTE NUMBER)	VETERANS ADMINISTRATION REGINAL 110 9th Avenue South (STREET ADDRESS)	Parcel 95
Brentwood, TN 37027 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37203 (CITY) (STATE) (ZIP)	15DZ 21555

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, John Wheeler and wife Deronda W. Wheeler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary Jackson

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 a part of the south part of Lot No. 39 and a part of the southwest corner of Lot 37 on the Map of Kennedy & Graves, Plan of Monte Vista, as of record in Book 421, Page 143, Register's Office for Davidson County, Tennessee, as follows:

BEGINNING at the northeast intersection of Kennedy and McAlpine Avenue; thence with with the easterly margin of Kennedy Avenue, north 29° 42' East 105 feet to an iron pin; south 67° 05' East 119.5 feet to a point; S 20° 30' West 113 feet more or less to the northerly margin of McAlpine Avenue; thence westerly with said Avenue 137 feet more or less to the point of beginning.

BEING the same property conveyed to John Wheeler and wife Deronda W. Wheeler, by deed of record in Book 5401, Page 847, 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 4922, Page 92, of the Register's Office for Davidson County, Tennessee, to Administration of Veterans Affairs.

THIS conveyance is subject to any and all existing restrictions and/or easements of record.

This is ( ) unimproved (XXX) improved property, known as 1303 McAlpine Drive, Nashville, Tennessee
(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 January, 19 81

x John Wheeler
JOHN WHEELER

x Deronda W. Wheeler
DERONDA W. WHEELER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Wheeler and wife Deronda W. Wheeler

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 January 1981.

Commission expires Sept. 15, 1983 Angela M. Birdwell
Notary Public

STATE OF TENNESSEE }

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
John Wheeler

TO
Gary Jackson

G. 2.6 8 2 8

IDENTIF. REFERENCE

JAN 27 9 15 AM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

6688 01/27 101.40- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5703 PAGE 977

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
			36500.00- CO	
			94.90 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 101,40-	
6688A01/27/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 6 8 2 8

IDENTIF. REFERENCE T

JAN 27 9 15 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 803701