07/78 258.70- CHECK

File 41

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Jerry C. Usery et ux (NAME)	Metropolitan Federal Savings (NAME)	146-14
820 Nanearle Drive (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue North (STREET ADDRESS)	43
Nashville, TN. 37220 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	

BOOK 5775 PAGE 577

WARRANTY DEED

For and in consideration of the sum of Ten and 00/100----------($10.00) DOLLARS

paid in cash, and other good and valuable consideration received from the GRANTEES herein, including the agreement of said GRANTEES to assume and pay the balance of that certain indebtedness which is secured by lien on the property herein conveyed and is described in the Deed of trust from James L. Magee, Jr., unmarried and Candice C. Tuholsky, unmarried, to Attorneys Title Company, Inc., Trustee, of record in Book 5466, page 472, Register's Office for Davidson County, Tennessee;

we, James L. Magee, Jr. and wife, Candice C. Tuholsky, now Magee

have bargained and sold, and by these presents do transfer and convey unto the said Jerry C. Usery and wife, Virginia Rhea Usery

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being part of Lot No. 8, on the Plan of Nanearle Acres of record in Book 1424, page 77, Register's Office for Davidson County, Tennessee, described according to a survey by R. I. Montoya - Land Surveying, July 9, 1979, as follows:

BEGINNING on the northerly margin of Nanearle Drive at the corner of Lots Nos. 8 and 9; thence with the line between said two lots North 1 deg. 06 min. 21 sec. East 286.35 feet to an existing iron pin in a fence line; thence North 82 deg. 51 min. 23 sec. West 149.80 feet to an existing man cap in concrete; thence South 1 deg. 18 min. 09 sec. West 298.57 feet to the northerly margin of Nanearle Drive; thence with the same South 87 deg. 32 min. 30 sec. East 150.04 feet to the beginning.

BEING the same property conveyed to James L. Magee, Jr. and Candice C. Tuholsky, Joint Tenants with Right of Survivorship; by deed from Clarence B. Redden and wife, Margaret Irene Redden of record in Book 5466, page 468, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all restrictions, easements and setback lines of record.

unimproved ( )
This is improved (X) property, known as 820 Nanearle Drive (House Number) (Street)
Nashville, Tennessee (City or Town) 37220 (Zip Code)
(P. O. Address)

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.

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 24th day of July 19 81

x James L. Magee
James L. Magee, Jr.

x Candice C. Tuholsky Magee
Candice C. Tuholsky Magee

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James L. Magee, Jr. and Candice C. Tuholsky Magee

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 24th day of July, 19 81.

My commission expires 4-18-82 Notary Public Carol L. Vaughn

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____ this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 97,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Jerry C. Usery

Sworn to and subscribed before me this 27 day of July, 19 81.

My commission expires July 21, 1984 Notary Public Thomas D. Singleton

5 25 98

DAVIDSON COUNTY, TENN. REGISTER'S OFFICE
FILED FOR RECORD
JUL 28 2 49 PM '81
IDENTIFICATION REFERENCE

This instrument was prepared by:

GUARANTY ESCROW SERVICES, 705 AMERICAN TRUST BLDG., NASHVILLE, TN 37201

Name | Address

WARRANTY DEED

FROM
James L. Magee, Jr. et ux

TO
Jerry C. Usery et ux

THIS INSTRUMENT PREPARED BY
HOWSER, THOMAS, BINKLEY,
ARCHER AND SUMMERS ATTORNEYS
300 COURT SQUARE BUILDING
NASHVILLE, TENN. 37201

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL · RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5775 PAGE 579

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
			97000.00- CO	
			252.20 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	258.70-
9093407/28/01			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G52598

TOFFITIE-JEFFERENCE

JUL 28 2 49 PM '01

No. 834912