9706

11/25 84.50 - CHECK

WARRANTY DEED

FROM JOHNNY E. GANN AND RUBY E. GANN

BOOK 5822 PAGE 393

ADDRESS NEW OWNER(S) AS FOLLOWS:
JAMES R. KITCHEN, JR., TRUSTEE
701 SHELBY AVENUE, NASHVILLE, TENNESSEE

SEND TAX BILLS TO:
MORTGAGE ASSOCIATES, INC.
1835 SAVOY DRIVE, N. E. #300, ATLANTA, GEORGIA 30341

PLEASE RETURN TO →

PREPARED BY:
CLYDE PAUL HOLLAND, ATTORNEY
HOLLAND, LYNN & ASSOC., 65 MUSIC SQ. E., NASHVILLE, TN.

MAP-PARCEL NOS:
93-4
Par 23

G69390

IDENT - REFERENCE

Nov 25 8 59 AM '81

FEE $ REGISTER DAVIDSON COUNTY, TENN.

{STATE OF TENNESSEE COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00 Affiant Ruby E. Gann

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of November 1981
DATE

NOTARY PUBLIC

AFFIX SEAL

COMMISSION EXPIRES

FOR AND and IN CONSIDERATION OF the sum of TEN AND NO/100 ----------

----------($10.00)---------- DOLLARS

and other good and valuable consideration including the agreement by hereinafter named GRANTEE to assume and pay the unpaid balance of certain mortgage loan in the original principal amount of $16,900.00 payable to Mortgage Associates, Inc. evidenced by Deed of Trust of record in Book 5022, Page 596.

JOHNNY E. GANN AND RUBY E. GANN, GRANTORS

GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

JAMES R. KITCHEN, JR., TRUSTEE, with full power to mortgage, pledge, lease or convey without the joinder of any beneficiary, GRANTEE their (his, her, its) heirs, successors and assigns,

a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to wit:

BEING Lot No. 100 in Williams' First Addition to Edgefield, now East Nashville, a plan of which is of record in Book 21, page 45, Register's Office for said County

SAID Lot No. 100 fronts 50 feet on the northerly side of Shelby Avenue and runs back between parallel lines with the easterly margin of 7th, formerly Foster Street, 175 feet to an alley.

BEING The same property conveyed to JOHNNY E. GANN and RUBY E. GANN by deed from Houston James Keith and wife, Martha Keith of record in Book 5022, Page 596, Registers Office for Davidson County, Tennessee.

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unimproved ( )
This is improved (X) property, known as 701 SHELBY AVENUE, NASHVILLE, TENNESSEE
Number Street City State 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 GRANTEE ..... HIS ..... heirs, successors and assigns, forever.

AND WE do covenant with the said GRANTEE ..... 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 except of record.

AND GRANTORS do(es) further covenant and bind THEMSELVES, THEIR heirs and representatives, to WARRANT and forever defend the title to the said land to the said GRANTEE ... HIS ..... heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 20 day of November, 1981

Johnny E Gann
JOHNNY E. GANN

Ruby E Gann
RUBY E. GANN

{STATE OF TENNESSEE ; COUNTY OF DAVIDSON } (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named

JOHNNY E. GANN

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE, TENNESSEE
City State

this 20th day of November 19 81

7-21-85
Comission Expires

Notary Public

(AFFIX SEAL)

{STATE OF TENNESSEE ; COUNTY OF DAVIDSON } (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named

RUBY E. GANN

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE, TENNESSEE
City State

this 20TH day of November 1981

7-21-85
Comission Expires

Notary Public

(AFFIX SEAL)

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5822 PAGE 395

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
			30000.00- CO	
			78.00 CO TX	
			.50 PRFEE	
			6.00 TDEED	
	VD		6.00- TDEED	
			6.00 WDEED	
			CHECK 84.50-	
9706A	11/25/81		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G69390

IDENTIF. REFERENCE

Nov 25 8 59 AM '81

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

No. 854736