THIS INSTRUMENT PREPARED BY:
Gracey, Maddin, Cowan & Bird
Attorneys-at-Law
Court Square Building
300 James Robertson Parkway
Nashville, Tennessee 37201

FROM:

Robert Joseph Joy and
wife, Reena Sue Joy

TO NEW OWNERS:

Jack L. Gammons and wife,
M. Penny Gammons
3212 Country Meadow Road
Antioch, TN 37012

SEND TAX BILLS TO:

Commerce Union Bank
P. O. Box 2546
Nashville, TN 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $89,273.09.

Jack L. Gammons
AFFIANT

Subscribed and sworn to before me, this the 28th day of May, 1982.

Ruth Anne Courtney
NOTARY PUBLIC

My Commission Expires: 7-17-83

MAP & PARCEL NO: 150-7-136

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain Deed of Trust, dated June 19, 1980, and filed for record June 19, 1980, in the Office of the Register of Deeds of Davidson County, Tennessee, in Book 5614, Page 879, and note of even date thereby secured, in the original principal amount of $64,900.00 payable to Commerce Union Bank, which debt the Grantees herein assume and agree to pay as part payment of the purchase price.

The Grantees further hereby assume the obligations of Grantors, Robert Joseph Joy and wife, Reena Sue Joy, under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

Grantors, Robert Joseph Joy and wife, Reena Sue Joy, have bargained and sold, and by these presents do transfer and convey unto the said Jack L. Gammons and wife, M. Penny Gammons, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

OFFICIAL RECEIPT

BEING Lot No. 117 on the Plan of The Country, Section 4-A as of record in Book 5200, Pages 138 and 139, Register's Office for Davidson County, Tennessee.

Said Lot No. 117 fronts 95 feet on the northwesterly margin of Country Meadow Road and extends back 120 feet on the northerly line and 153.34 feet on the southwesterly line to a dead line in the rear measuring 64.96 feet thereon.

Being the same property conveyed to Robert Joseph Joy and wife, Reena Sue Joy, by deed from Randall Phillips Builders, Inc., of record in Book 5614, Page 876, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property known as 3212 Country Meadow Road, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jack L. Gammons and wife, M. Penny Gammons, their heirs and assigns, forever.

And we do covenant with the said Jack L. Gammons and wife, M. Penny Gammons, 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 as hereinabove set forth, and real property taxes for 1982, which have been prorated between the parties and assumed by Grantees.

And we, Robert Joseph Joy and wife, Reena Sue Joy, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Jack L. Gammons and wife, M. Penny Gammons, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 28th day of May, 1982.

Robert Joseph Joy
ROBERT JOSEPH JOY

Reena Sue Joy
REENA SUE JOY

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Ruth Anne Carruthers, a Notary Public in and for said County and State, the within named Robert Joseph Joy and wife, Reena Sue Joy, the bargainors, 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 28th day of May, 1982.

Ruth Anne Carruthers
NOTARY PUBLIC

My Commission Expires: 7-17-83

9914 05/28 189.68- CHECK

G 9 3 4 8 5

IDENTIF. REFERENCE

MAY 28 3 29 PM '82

FELIX Z. GILLSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

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
			69273.09- CO	
			180.18 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	189.68-
			9514A05/28/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 9 3 4 8 5

IDENTIF. REFERENCE

MAY 20 3 29 PM '82

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 883765