OFFICIAL RECEIPT

BOOK 5954 PG 807 FORM NO. WD-1

H 14180

IDENTIF. REFERENCE

Oct 26 10 22 AM '82

REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,407.41

Archie Hutton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF October, 1982

Notary Public

MY COMMISSION EXPIRES: 4/22/84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foley and Weiss, Attorneys, 1208 Fidelity Federal Bldg., Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Archie Hutton (NAME)	Wachovia Mortgage Company (NAME)	Map 94-1
115 Harris st (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 3174 (STREET ADDRESS)	Par 344
Madison Tenn. 37115 (CITY) (STATE) (P. O. ZIP)	Winston-Salem, NC 27102 (CITY) (STATE) (ZIP)	23W-12430

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, Jere A. McGarr and wife, Penelope McGarr

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Archie Hutton and wife, E. Joice Hutton

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 Lot No. 47 on the Map of Shelby Village No. Two, of record in Book 1835, Page 48, Register's Office for Davidson County, Tennessee.

SAID Lot No. 47 fronts 52 feet on the west side of Village Court and runs back between parallel lines 154.7 feet to a dead line.

Being the same property conveyed to Jere A. McGarr and wife, Penelope McGarr by deed from Stephen A. Jones and wife, Tanya D. Jones of record in Book 5615, Page 962, Register's Office for said County.

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 Grantee(s) herein.

As part of the above consideration, the Grantee(s) herein, assume and agree to pay the unpaid balance owing on a certain note executed by the Grantor(s) herein to Commerce Union Bank in the original principal amount of $30,290.27, of record in Book 5615, Page 962, Register's Office for Davidson County, Tennessee

unimproved ( )
This is improved (X) property, known as 712 Village Court, Nashville, TN 37206
(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 hands this 1st day of October, 1982

Jere A. McGarr by Penelope McGarr

Jere A. McGarr

Penelope McGarr

OFFICIAL RECEIPT

State of Tennessee)
County of Davidson)

BOOK 6354 PAGE 818

On this 1st day of October, 1982, before me personally appeared Peter Weiss, to me known to be the person who executed the foregoing instrument in behalf of Jere A. McGarr and acknowledged that he executed the same as the free act and deed of said Jere A. McGarr.

Witness my hand and official seal at Nashville, Tennessee, on this the 1st day of October, 1982.

My commission expires: 4/22/84

Notary Public

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 Penelope McGarr, the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of October, 1982.

Notary Public

My commission expires: 4/22/84

Notary Public

WARRANTY DEED

FROM

Jere A. McGarr and wife,

Penelope McGarr

TO

Archie Hutton and wife,

E. Joice Hutton

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5954 PAGE 809

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
			28407.41- CO	
			73.84 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	30.34-
6024	10/26/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK.

H 1 4 1 8 0

IDENTIF. REFERENCE

OCT 26 10 22 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 906625