GH 244882

File 35

FORM NO. WD-1

CHICAGO TITLE INSURANCE CO.
FIRST AMERICAN CENTER
Return to → DEADRICK STREET
NASHVILLE, TENNESSEE 37238

BOOK 6249 PAGE 19

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th DAY OF March, 19 84

Notary Public

MY COMMISSION EXPIRES: 1-19-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Walt, Dyer & James Attys., 2002 Richard Jones Rd., C-301, Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kermit M. Jeffries (NAME)	Leader Federal Savings & Loan Association (NAME)	
1001 15th Avenue, South (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	105-1
Nashville, TN 37212 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38103 (CITY) (STATE) (ZIP)	154

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, Frances McCord, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kermit M. Jeffries and wife, Kathy A. Jeffries

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:

LAND in Davidson County, Tennessee, being Lot No. 54 on the Plan of B.F. Shields Heirs Tract, as of record in Book 57, Page 31, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Leon McCord et ux, Frances McCord by deed from George T. Ridley et ux, Flossey Ridley of record in Book 1422, Page 20, said Register's Office for Davidson County, Tennessee. The said parties having sinced divorced. And being the same property divested out of Leon McCord and vested in Frances McCord by divorce decree of record in Book 2694, Page 70, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Frances McCord by quitclaim deed from S. Ralph Gordon, Trustee of record in Book 5844, Page 519, said Register's Office for Davidson County, Tennessee.

I 0 8 7 1 0

IDENTIF. REFERENCE

MAR 14 3 51 PM '84

FEE JAMES E. KENNEDY, REGISTER
DAVIDSON COUNTY, TN

CHECK

03/14 126.10

30

This is unimproved ( ) improved (X) property, known as 1001 15th Avenue, South, Nashville, TN 37212
(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 my hand this 9th day of March, 19 84

Frances McCord
Frances McCord

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frances McCord, a widow

the bargainor, 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 9th day of March 19 84.

Commission expires 4-14-87

Robin D. Doyle
Notary Public

ROBIN DOYLE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

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

TO

PREPARED BY:

WALT, DYER & JAMES, Attorneys
Suite C-301
2002 Richard Jones Road
Nashville, TN 37215
Phone: (615) 297-0925

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

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RECEIVED OF _____

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

46000.00- CAPT.
119.60 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 125.10-
0030A03/14/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T0871O

IDENTIF. REFERENCE

MAR 14 3 52 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 20035