80710

BOOK 6992 PAGE 316

FORM NO. WD-1

BOX 10

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,217.24

Patrick K. Murphy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF September, 19 86

Patricia Spicer Carden
Notary Public

MY COMMISSION EXPIRES 7-18-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTY.
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	Send Tax Bills To/Mortgagee Is:	MAP-PARCEL NUMBERS
Patrick K. Murphy et ux (NAME)	Merrill Lynch Mortgage Corporation (NAME)	09D06617
8005 Regency Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 85337 (STREET ADDRESS)	128-14-0-105.00
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	San Diego, CA 92138-5337 (CITY) (STATE) (ZIP)	

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, Thomas Merriwell Jaynes and wife, Dianne P. Jaynes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patrick K. Murphy and wife, Nancy B. Murphy

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. 27 on the plan of Harpeth Park Section Three, of record in Book 4175, page 14, Register's Office for said County.

Said Lot No. 27 fronts 95.00 feet on the northerly margin of Regency Drive and extends back 151.47 feet on the westerly line and 110.41 feet on the easterly line to a dead line in the rear, measuring 66.58 feet thereon.

Being the same property conveyed to Thomas Merriwell Jaynes and wife, Dianne P. Jaynes by deed from Richard W. Biggs and wife, Connie J. Biggs of record in Book 6304, page 364, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 4232, page 417, said Register's Office and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 5330, page 576 with Assignment of record in Book 6555, page 994, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This instrument is executed on behalf of Thomas Merriwell Jaynes by Dianne P. Jaynes as his Attorney-in-Fact pursuant to a Power of Attorney which is being placed of record with this instrument.

This is unimproved ( ) improved (XX) property, known as 8005 Regency Drive, (House Number) (Street) Nashville, TN 37221 (P. O. Address) (City or Town)

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 19th day of September, 19 86

Thomas Merriwell Jaynes

Dianne P. Jaynes

Thomas M. Jaynes

Dianne P. Jaynes

Thomas Merriwell Jaynes

7401 09/22/87 09:17:09 CHG

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

BOOK 6992 PAGE 317

County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, Thomas Merriwell Jaynes and wife, Dianne P. Jaynes

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 19th day of September, 1986.

NOTARY PUBLIC

My commission expires:

7-18-87

CORPORATE ACKNOWLEDGEMENT

State of

County of

Before me, of the state and county aforesaid, personally appeared, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of the, the within named bargainor, a corporation, and that he as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as

WITNESS my hand and seal, at office in

this day of, 19.

NOTARY PUBLIC

My commission expires:

WARRANTY DEED

FROM

Thomas Merriwell Jaynes and wife,

Dianne P. Jaynes

TO

Patrick K. Murphy and wife,

Nancy B. Murphy

46878

IDENTIFICATION REFERENCE

SEP 26 3 09 PM '86

FELIX E. WILSON, REGISTER
DAVIDSON COUNTY, TN

PATRICIA SPICER CARDEN
Attorney At Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

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 Dianne P. Jaynes, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of Thomas Merriwell Jaynes, as his Attorney-in-Fact as the free act and deed of the within named Thomas Merriwell Jaynes.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of September, 1986.

Notary Public

My Commission Expires:

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

RECEIVED OF _____

FOR _____

BOOK 6992 PAGE 318

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

75217.94- CAMT.
210.56 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 217.06-
7401A09/26/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46878

IDENTIFICATION REFERENCE

SEP 26 3 09 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 300094