BOOK 7043 PAGE 266

mail

THIS INSTRUMENT WAS PREPARED BY:
M. NORRIS JENKINS, ATTORNEY AT LAW
4015 Travis Drive, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
M. Norris Jenkins, Trustee 4015 Travis Drive Nashville, TN 37211	Same	61-15 268

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged;

I, John Paul Cheairs, Jr., unmarried
hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

M. Norris Jenkins, Trustee, with power to sell, convey and mortgage without joinder of any beneficiary,

hereinafter called the Grantee(s), 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. 13 on the Map of Shadow Lawn Subdivision of record in Book 1130, page 84, Register's Office for Davidson County.

Said Lot No. 13 fronts 60 feet on the southerly side of Norvell Avenue and runs back between lines 181.6 feet on the westerly line and 175.5 feet on the easterly line to a line at the rear measuring 60 feet thereon.

Being the same property conveyed to John Paul Cheairs, Jr. by deed from James K. Thomas and wife, Martha A. Thomas of record in Book 5555, page 940 and re-recorded in Book 5712, page 599, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (x) improved property at Novell Avenue, Nashville, TN

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 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 17th day of November, 19 86.

John Paul Cheairs Jr.
JOHN PAUL CHEAIRS, JR.

64425

IDENTIFICATION REFERENCE

NOV 18 1 47 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Paul Cheairs, Jr. the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of November, 19 86.

My Commission Expires:
11-12-89

Phyllis Keenan
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 40,579.41.

M. Norris Jenkins
AFFIANT

Subscribed and sworn to before me this 17th day of November 19 86.

My Commission Expires:
11-12-89

Phyllis Keenan
NOTARY PUBLIC

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

40579.41- CANT,
113.63 CSTAX
.50 PRFE'
6.00 WDE"D
CHECK 120.13-
7326A11/18/86 BAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64425

IDENTIFICATION REFERENCE

Nov 18 1 47 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 13265