BOOK 7099 PAGE 191 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,456.00

Bert W Choate
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF January 1987.

James B. Carney
Notary Public

MY COMMISSION EXPIRES: 1-19-88
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAMES A. CARNEY, ATTORNEY, 905 STAHLMAN BLDG., NASHVILLE, TN 37201
NAME ADDRESS

The Name & Address of a Property Owner:	The Name & Address of Mortgagee:	MAP-PARCEL NUMBERS
Bert W. Choate, et ux	Glenn Justice Mortgage Company	Map 71-8
415 Edwin Avenue	1400 Main Street	Parcel 303
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37207	Dallas, Texas 75202	12DA 42340
(CITY) (STATE) (P.O. ZIP)	(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, James E. Jones and wife, Brenda F. Jones,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bert W. Choate and wife, Brenda J. Choate,

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. 75 on the Map of Joywood, as of record in Book 974, page 45, Register's Office for said County.

Said Lot No. 75 fronts 50 feet on the north side of Edwin, formerly Edward Avenue, and runs back between parallel lines, 175 feet to a dead line.

Being the same property conveyed to James E. Jones and wife, Brenda F. Jones, by "Wrap Around" Installment Deed from J. T. Murphree and wife, Winifred Murphree, of record in Book 6781, page 662, Register's Office of Davidson County, Tennessee, to which reference is made as to terms, conditions and escrow payments for taxes and insurance.

81052

IDENTIFICATION REFERENCE

JAN 7 1 04 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 415 (House Number) Edwin Avenue (Street) Nashville, TN (P. O. Address) 37207 (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 hand s this 6th day of January, 1987

JAMES E. JONES

BRENDA F. JONES

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, James A. Conroy, a Notary Public in and for said County and State, the within named James E. Jones and Brenda F. Jones,

the 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of January, 1987.

Commission Expires 1-19-88

James A. Conroy, Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for 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 the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

JAMES E. JONES, et ux

TO

BERT W. CHOATE, et ux

Attorneys Title Company, Inc.
Titles Guaranteed

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

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
			42456.00- CAMT	
			119.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	125.60-
6:83301/07/87			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

81052

IDENTIFICATION REFERENCE

JAN 7 1 04 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 31800