52-9-87 1P

THIS INSTRUMENT PREPARED BY:
STEWART, BLACK & UNDERHILL, ATTORNEYS
223 MADISON STREET, SUITE 108
POST OFFICE BOX 887
MADISON, TENNESSEE 37115

BOOK 7372 PAGE 614

NAME/ADDRESS OF NEW OWNER(S):

JEFFREY L. HARGIS ET UX,
VIKKI J. HENDERSON HARGIS
411 GRAPEVINE AVENUE
MADISON, TENNESSEE 37115

MORTGAGEE(S):

None

SEND TAX BILLS TO:

Jeffrey L. Hargis et ux
Vikki J. Henderson Hargis
411 Grapevine Avenue
Madison, Tn. 37115

MAP AND PARCEL NOS.:

JEFFREY L. HARGIS ET UX,
VIKKI J. HRNDERSON HARGIS
411 GRAPEVINE AVENUE
MADISON, TENNESSEE 37115

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, We, hereby swear or affirm that, to the best of Affiant's knowledge and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 43,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

J. Z. Hargis
AFFIANT

Subscribed and sworn to before me this the 2nd day of October, 1987.

Deana L. Montgomery
NOTARY PUBLIC

MY COMMISSION EXPIRES:

11-12-89

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, KENT SANDIDGE, JR., ET UX, MILDRED R. SANDIDGE, hereinafter referred to as "GRANTOR(S)", have this day bargained and sold , and by these presents do hereby transfer and convey unto the said JEFFREY L. HARGIS ET UX, VIKKI J. HENDERSON HARGIS hereinafter referred to as "GRANTEE(S)" their heirs and assigns, certain real estate in Davidson County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor(s) in and to any easement and right-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This is improved property known as 411 Grapevine Avenue, Madison, Tennessee 37115.

TO HAVE AND HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee(s) their heirs and assigns forever, and we covenant with the Grantee(s), their heirs and assigns, that we are lawfully seized and possessed of the "Property" in fee simple, and have a good right to convey it, and that the same is unemcumbered except as set forth in Exhibit "B", which is attached hereto and incorporated herein.

Grantor(s) further covenant and bind Themselves, their heirs and assigns, to warrant and forever defend the title to the "Property" to Grantee(s), their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) have caused this Warranty Deed to be executed as of the 2nd day of October, 1987.

Kent Sandidge Jr.
KENT SANDIDGE, JR.

Mildred R. Sandidge
By Kent Sandidge Atty. in Fact
MILDRED R. SANDIDGE, BY: KENT SANDIDGE, JR., ATTORNEY IN FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public, KENT SANDIDGE, JR. with whom I am personally acquainted, (or proved to me on the basis of saitsfactory evidence) and who acknowlegded that he executed the within instrument for the purposes therein contained.

WITNESS my hand this 2nd day of October, 1987.

Deana L. Montgomery
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 2nd day of October, 1987, before me personally appeared KENT SANDIDGE, JR., to me known to be the person (or proved to me on ths basis of satisfactory evidence) who executed the foregoing instrument in behalf of MILDRED R. SANDIDGE ackonowledged that he executed the same as the free act and deed of said MILDRED R. SANDIDGE.

WITNESS my hand this 2nd day of October, 1987.

Deana L. Montgomery
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

" EXHIBIT A " BOOK 7372 PAGE 616

A certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 11 on the Plan of Montague Park, as of record in Book 421, page 141, Register's Office for Davidson County, Tennessee. Said Lot No. 11 fronts 100 feet on the northeasterly side of Grapevine Avenue and runs back between parallel lines 187.5 feet to a dead line.

Being the same property conveyed to Kent Sandidge, Jr., et ux, Mildred R. Sandidge by deed from George T. Menees et ux, Alberta Menees of record in Book 790, page 368, Register's Office for said County.

" EXHIBIT B "

This conveyance is subject to the following:

1. Real Property taxes.

71940

IDENTIFICATION REFERENCE

Oct 6 1 51 PM '87

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7372 PAGE 617

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			43500.00- CAMT.	
			121.80 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 131.30-	
			0274A10/06/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.1.9.4.0

IDENTIFICATION REFERENCE

Oct 6 1 51 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 23781