WARRANTY DEED

9287 02/23 0101 03CHECK 44.30

PREPARED BY:

J. K. WOODARD
Attorney at Law
919 West Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $ 12,000.00.

Ralph Major
Affiant

SWORN to and subscribed before me on this the 17th day of February, 1988.

Notary Public
NOTARY PUBLIC

My Commission Expires: 6-12-89

MORTGAGEE:

0 7 0 0 8.

IDENTIFICATION REFERENCE

FEB 23 3 20 PM '88

REGISTER OF DEEDS
DAVIDSON COUNTY, TN

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Mr. Ralph Major	Same	41-16
4515 Cathell Rd.		Par 80.1s
Old Hickory, Tenn. 37138		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, we, **JOHN B. GIBBS and wife,** BETTY L. **GIBBS and CHESTER MELVIN and wife, JUDY MELVIN,** hereinafter called the **GRANTORS,** have bargained and sold and by these presents, do transfer and convey unto **RALPH MAJOR,** hereinafter called **GRANTEES,** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 136, Bellshire Terrace, Section II, a plat of which is of record in Plat Book 6250, Page 673, Registers' Office for Davidson County, Tennessee, to which Plat reference is here made for a more complete description.
>
> BEING a portion of the property conveyed to JOHN B. GIBBS and CHESTER MELVIN by Quitclaim Deed from J. D. MULLICAN of record in Book 6912, Page 178, Registers' Office for Davidson County, Tennessee.
>
> The said BETTY L. GIBBS and JUDY MELVIN join in this conveyance to convey any marital or other rights they may have in said property by reason of their marriages to the said JOHN B. GIBBS and CHESTER MELVIN respectively.

This is unimproved property known as ____ Tuckahoe Drive, Bellshire Terrace Subdivision, Nashville, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 hands this 17th day of February, 1988, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

JOHN B. GIBBS

BETTY L. GIBBS

CHESTER MELVIN

JUDY MELVIN

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, JOHN B. GIBBS and wife, BETTY L. GIBBS and CHESTER MELVIN and wife, JUDY MELVIN, the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at [illegible], TN, this the 19 day of February, 1988.

NOTARY PUBLIC

My Commission Expires: 6-19-89

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7475 PAGE 151

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 13500.00
~~CON TX 37.80~~
~~PRFEE 0.50~~
WDEED 6.00
TOTAL 44.30
CHECK 44.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/23/88 01 15:22 0001 9287

0.7.0.8.

IDENTIFICATION REFERENCE

FEB 23 3 20 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 64038