Mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
Bank of Goodlettsville, Suite 301
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
G. David Fyke 208 Moncrief Avenue Goodlettsville, TN 37072	Same as New Owner	26-1 Par 53.1

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, including the assumption of a certain Note and Deed of Trust executed by Jeffrey M. Jones and wife, Janet Fyke Jones, in favor of Fidelity Federal Savings and Loan Association, set forth and described in Book 6637, page 245, Register's Office for Davidson County, Tennessee, which GRANTEE, by his signature hereto, agrees to assume in full and agrees to hold GRANTORS harmless from same, the receipt of all of which is hereby acknowledged, JEFFREY M. JONES and wife, JANET FYKE JONES, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto G. DAVID FYKE, a single man, hereinafter referred to as the "GRANTEE", his 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 Lots Nos. 26 and 27 of Block "G" on the Plan of Roscoe Place, Second Addition, of record in Book 843, page 73, said Register's Office.
>
> SAID lots adjoin and front together 100 feet on the northeasterly side of East Avenue, formerly Hudson Avenue, and run back between parallel lines 150 feet to a line in the rear which measures a total of 118 feet thereon.
>
> BEING the same property conveyed to Jeffrey M. Jones and wife, Janet Fyke Jones, by deed from Rufus L. Pigg and May Etta Pigg, as of record in Book 6637 page 240. said Register's Office.
>
> The mailing address for said property is 124 East Avenue, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the said tract or parcel of land. with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES.

And JEFFREY M. JONES and wife, JANET FYKE JONES, the GRANTORS, do covenant with the said GRANTEE, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except for 1989 taxes which are a lien but not yet due and payable and subject to those matters as they may appear of record.

And JEFFREY M. JONES and wife, JANET FYKE JONES, the GRANTORS, do further covenant and bind themselves, heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 1st day of September, 1989.

G. David Fyke
G. DAVID FYKE, Grantee

Jeffrey M. Jones
JEFFREY M. JONES, Grantor

Janet Fyke Jones
JANET FYKE JONES, Grantor

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 JEFFREY M. JONES and wife, JANET FYKE JONES, and G. DAVID FYKE, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 1st day of September, 1989.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/31/89

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

6351 6.

IDENTIFICATION REFERENCE

SEP 5 1 49 PM '89

DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

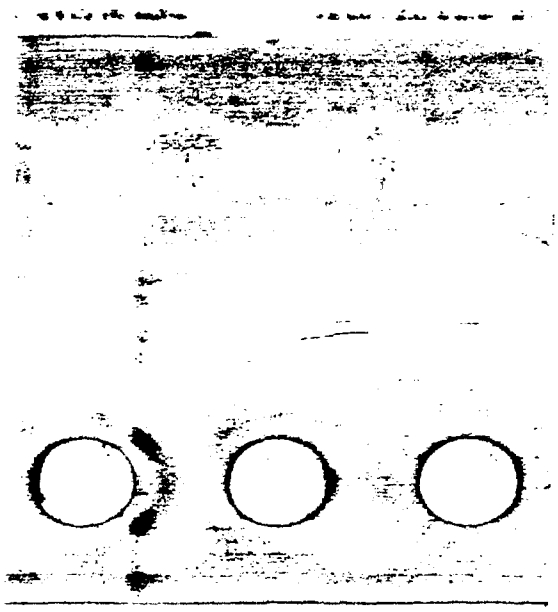
The actual consideration or value, whichever is greater, for this transfer is $54,054.24.

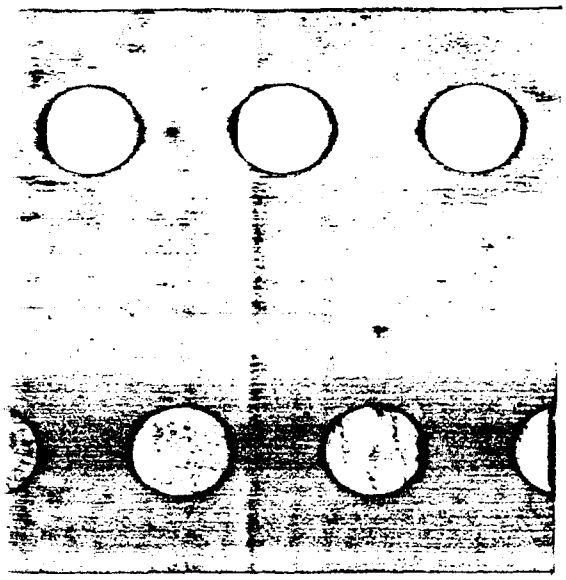
D. David Fyke
Affiant

Sworn to and subscribed before me, this the 1st day of September, 1989.

Patsy C. Davidson
NOTARY PUBLIC

My Expires: 12/31/89





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7930 PAGE 828

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

CAMT 54054.24
CON TX 178.53
PRFEE 1.00
WDEED 9.00
TOTAL 188.53
CHECK 188.53

09/05/89 01 13:49 0001 1618

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63516

IDENTIFICATION REFERENCE

SEP 5 1 48 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 245644