Mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
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.
Jerry Lee Adams, et ux 625 Joyce Lane Nashville, TN 37216	Same as New Owner	Map 61-2 Parcel 44 Field Book No. 12DZ 14665

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JERE MAC TAYLOR and wife, DOLLY W. TAYLOR, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto JERRY LEE ADAMS and wife, AMY TAYLOR ADAMS, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Being Lot No. 261 on the Map of Gra-Mar Acres, Section VIII, of record in Book 2331, page 110, Register's Office for said County.

Said Lot No. 261 fronts 122.58 feet on the north side Joyce Lane and runs back 212.8 feet on the west line and 122.66 feet on the east line to a dead line in the rear, which is a broken line, measuring 172.90 feet thereon.

Being the same property conveyed to Jere Mac Taylor and wife, Dolly W. Taylor by deed from John Daniel Wheeler and wife, Evelyn M. Taylor of record in Book 3339, page 309, Register's Office for Davidson County, Tennessee.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1990, which are a lien, but not yet due and payable, which have been prorated between the parties and which will be paid in full by the GRANTEES when they become due.

2. Subject to restrictive covenants contained in instrument of record in Book 2536, page 228, said Register's Office.

3. Subject to any and all matters as they may appear on the Plan of record in Book 2331, page 110, said Register's Office.

And we, the GRANTORS, 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.

WITNESS our hands on this the 26th day of June, 1990.

Jerry Lee Adams
JERRY LEE ADAMS

Jere Mac Taylor
JERE MAC TAYLOR

Amy Taylor Adams
AMY TAYLOR ADAMS

Dolly W. Taylor
DOLLY W. TAYLOR

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERE MAC TAYLOR and wife, DOLLY W. TAYLOR, and JERRY LEE ADAMS and wife, AMY TAYLOR ADAMS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 26th day of June, 1990.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $55,000.00.

Affiant

Sworn to and subscribed before me, this the 26th day of June, 1990.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 12/29/93

STATE OF TENNESSEE ROBERTSON COUNTY
The ... In Note Book 24 P... 328 At 10:30 o'clock A M 6-28- 19 90
and ... Deed ... 303 ... 818 ... 181.50 1.00 Recording Fee 8.00 ... 190.50
... Receipt No. 38025 Register Dorothy B. Head, P.R.

3867

IDENTIFICATION REFERENCE

JUL 3 10 25 AM '90

FELIX Z. WILSON TR REGISTER
DAVIDSON COUNTY, TN

3902 07/03 0101 03CHECK 6.00