File Box 29

BOOK 9307 PAGE 199

STATE OF TENNESSEE
COUNTY OF Davidson

5048-O

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF April 19 94

Notary Public

MY COMMISSION EXPIRES: 9-16-96

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John P. Mincey		Map 71-4, par. 199
(NAME)	(NAME)	
4309 Glynda Drive	NEW OWNER	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37216		
(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, Nellie Groves unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John P. Mincey and wife, Tammy E. Mincey

HEREINAFTER CALLED THE GRANGEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING the southerly part of Lot No. 144 on the Map of Joywood Heights, Section 1, as of record in Book 1130, page 91, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 144 fronts 52.1 feet on the westerly side of Jones Avenue and extends back between parallel lines, 150 feet to the easterly margin of Lot No. 165, measuring 52 feet thereon.

BEING the same property conveyed to Nellie Groves unmarried by deed from Johnny Mack englett and wife, Shirley Ann Englett, filed of record in Book 7042, page 677, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and building lines of record.

This is improved property known as 2112 Jones Avenue, Nashville, TN 37207

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 her hand this 7th day of April, 19 94.

Nellie Groves

Nellie Groves

5048-O

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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

Nellie Groves unmarried

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 7th day of April, 19 94.

My commission expires 9-16-95

Dorothy D. Readous
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

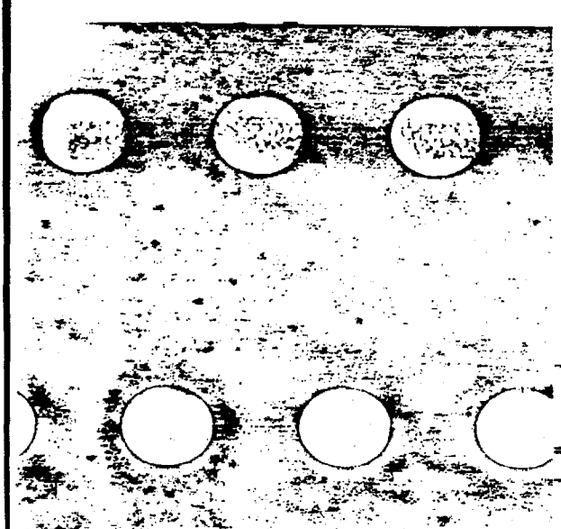
2117 04/11 0101 03CHECK 138.50

37285

IDENTIF. ↑ REFERENCE

94 APR 11 AM 8:56

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.



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

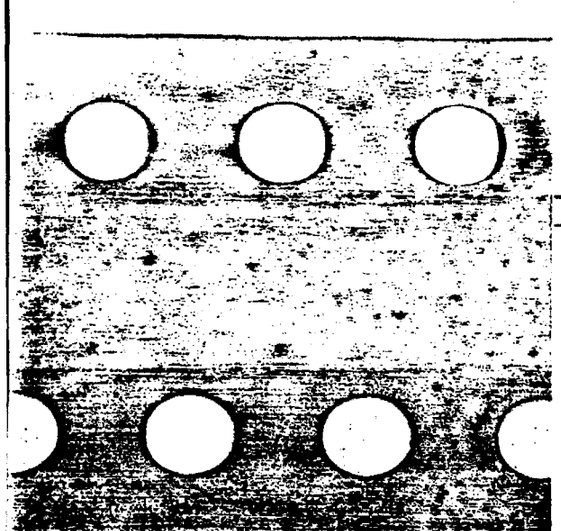
RECEIVED OF _____

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



CAMT 35000.00
CON TX 129.50
PRFEE 1.00
WDEED 8.00
TOTAL 138.50
CHECK 138.50
0005 0001 2117

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37285
IDENTIF. # REFERENCE

94 APR 11 AM 8:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 777345