81332

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:
MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

94 AUG 15 AM 11:02

REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 9436 PAGE 970

The actual consideration or value, whichever is greater, for this transfer is $***62,457.09.

8077 08/15 0101 03CHECK 244.09

Affiant

Subscribed and sworn to before me this 12 day of August, 1994.

Notary Public

My Commission Expires: 11-22-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
JEFF TOLAR	SAME	MAP 83-9
NICKY McKINNEY		PARCEL 430
1415 Holly Street		23W 06335
Nashville, Tennessee 37206		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY TWO THOUSAND FOUR HUNDRED FIFTY SEVEN AND 09/100 ($***62,457.09) DOLLARS,

(a) of which FOUR THOUSAND AND 00/100 ($***4,000.00) DOLLARS have been paid in cash by the hereinafter named Grantees, the receipt of which the Grantors hereby acknowledge, and

(b) of which FIFTY FIVE THOUSAND SEVEN HUNDRED FIFTY SEVEN AND 09/100 ($***55,757.09) DOLLARS, Grantees (by their signatures below) have this day assumed and agreed to pay the unpaid balance of that one certain Deed of Trust Note in the original principal amount of $57,500.00, payable to Tom Page and Betty W. Page and secured by Deed of Trust of record in Book 8806, page 60, Register's Office for Davidson County, Tennessee, and

(c) for the balance of TWO THOUSAND SEVEN HUNDRED AND 00/100 ($***2,700.00) DOLLARS, the Grantees herein have this day executed a Deed of Trust Note payable to Grantors with an interest rate of TEN percent (***10.000%) payable in full Eight (**8) months from date.

We, LARRY W. JACKSON and CHRISTOPHER L. COGDILL, both unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JEFF TOLAR and NICKY MCKINNEY, both unmarried, as Joint Tenants with Right of Survivorship,

hereinafter called the Grantee, 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. 18 of Block "B" on the Plan of the Lindsley Home Tract, as of record in Plan Book 2, page 92, Chancery Court at Nashville.

SAID Lot No. 18 fronts 50.0 feet on the northerly side of Holly Street, formerly Chadwell Avenue, and extends back between parallel lines 180.0 feet to an alley.

BEING the same property conveyed to Larry W. Jackson and Christopher L. Cogdill, both unmarried, by deed from Tom Page and wife, Betty W. Page, of record in Book 8806, page 57, Register's Office for Davidson County, Tennessee.

This is improved property known as 1415 Holly Street, Nashville, Tennessee 37206.

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.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated and assumed by Grantees.

2. Matters shown on Block "B" of the Plan of Lindsley Home Tract, of record in Plan Book 2, page 92, Chancery Court at Nashville.

GRANTORS FURTHER COVENANT and bind themselves and their 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 6th day of August, 1994.

GRANTORS:

LARRY W. JACKSON

CHRISTOPHER L. COGDILL

GRANTEES:

JEFF TOLAR

NICKY MCKINNEY

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 LARRY W. JACKSON, CHRISTOPHER L. COGDILL, JEFF TOLAR and NICKY MCKINNEY, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 5th day of August, 1994.

Mitchell A Watts
Notary Public

My Commission Expires:

11-22-97

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

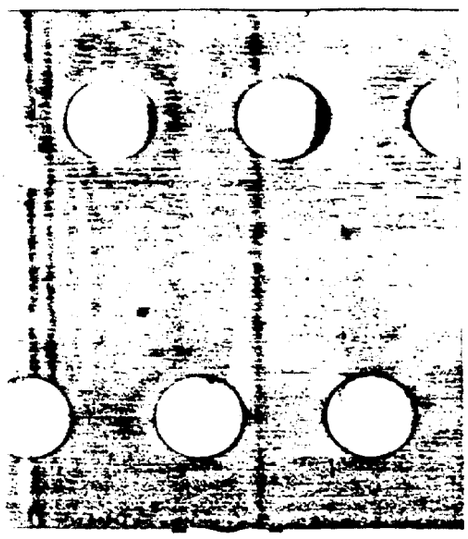
RECEIVED OF _____

FOR _____

BOOK 9436 PAGE 973

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 62457.09
				CON TX 231.09
				PRFEE 1.00
				WDEED 12.00
				TOTAL 244.09
				CHECK 244.09
08/15/94	01			11:02 0001 8077



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

81332

IDENTIF. ↑ REFERENCE

94 AUG 15 AM 11:02

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 824541