34

BOOK 9506 PG 761

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 67,163.10

Jerry C. Gibson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st DAY OF October 94

LEON SHARBER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

MY COMMISSION EXPIRES: 2-27-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, Atty., 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry C. Gibson	BarclaysAmerican/Mortgage	MAP 61-16
(NAME)	(NAME)	
1327 Cardinal Avenue	P. O. Box 1225	PARCEL 61.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37216	Charlotte, NC 28201-1225	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Stephen R. Shoemake and wife, Brenda R. Shoemake

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry C. Gibson and wife, Phyllis A. Gibson

HEREINAFTER CALLED 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. 15, Block A, on the Map of Greenland Estates, of record in Book 974, page 13, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot. For source of title reference is made to Book 7354, Page 693, Register's Office for Davidson County, Tennessee.

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

Grantees herein, as part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness evidenced by that certain deed of trust made by Stephen R. Shoemake and wife, Brenda R. Shoemake to Sovran Mortgage Corporation, which deed of trust is recorded in Book 7354, Page 698, Register's Office for Davidson County, Tennessee, and note of even date thereby secured, in the original principal amount of $57,600.00, payable to Sovran Mortgage Corporation. And for the same consideration Grantees assume the obligations of Stephen R. Shoemake and wife, Brenda R. Shoemake, under the terms of the instruments creating the loan to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. This liability to the Department of Veterans Affairs is under the authority of Chapter 37, title 38, of the United States Code, and supersedes any State or local law barring or limiting deficiencies following foreclosure of real property.

For source of title reference is hereby made to Book 7354, Page 693, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1327 Cardinal Avenue, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand S this 31st day of October 19 94

Stephen R. Shoemake

Brenda R. Shoemake

TNDEED 12/88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9506 PG 762

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen R. Shoemake and wife, Brenda R. Shoemake

the bargainor S, 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 official seal at Nashville, Tennessee, this 31st day of October 19 94

Commission expires 2-27-97

Notary Public

LEON SHARBER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of 19 .

My commission expires

Notary Public

3147 11/01 0101 03CHECK 257.64

94 NOV -1 AM 8:32
FELIX Z. WISEMAN REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

04585

Page 2 of 2

WARRANTY DEED

FROM

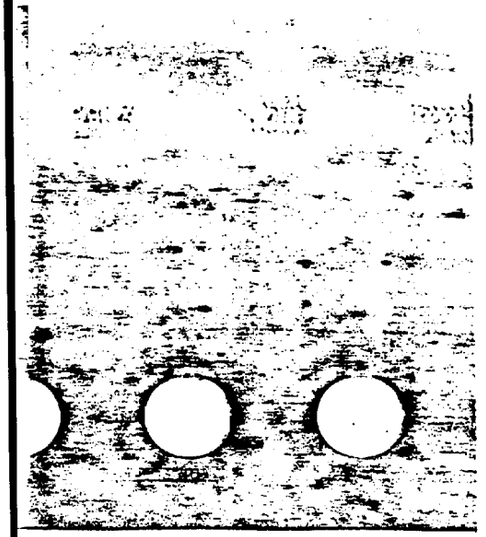
Stephen R. Shoemake and wife, Brenda R. Shoemake

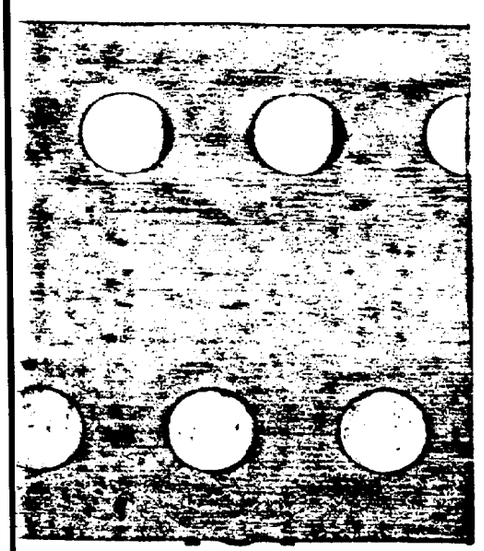
TO

Jerry C. Gibson and wife, Phyllis A. Gibson

RETURN TO:

Leon Sharber, Atty.
1161 Murfreesboro Road, Ste. 505
Nashville, Tennessee 37217





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

RECEIVED OF _____

FOR _____

BOOK 9506 PG 763

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 67163.00
CON TX 248.64
PRFEE 1.00
UDEED 8.00
TOTAL 257.64
CHECK 257.64

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/01/94 01 08:33 0001 3147

04585
IDENTIF. ↑ REFERENCE

94 NOV -1 AM 8:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 849444