BOOK 9680PG 94

0063524

IDENTIF. & REFERENCE

95 MAY 24 AM 11:14

REGISTER

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) Title No: 36485
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Annemarie E. Jacar Nancy Travis Jarrell 5005 Nevada Avenue Nashville, Tennessee 37209	PNC Mortgage Corp. of America P. O. Box 8111 Vernon Hills, Illinois 60061

TAX MAP-PARCEL NUMBERS: 91-15-233

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tom W. Gauger, a single person,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Annemarie E. Jacar and Nancy Travis Jarrell as joint tenants with right of survivorship,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being part of Block 17 of Realty & Savings Bank & Trust Company revised plan of West Extension of Charlotte Park Company's 1st Addition of record in Plat Book 421, page 18, said Register's Office.

BEGINNING in the southern margin of Third (now Nevada) Avenue, at a point 110 feet West from the West margin of Ninth Street (now 50th Avenue) and running thence westwardly 50 feet along the southern margin of said Third (now Nevada) Avenue; thence at right angles southwardly and parallel with Ninth Street (now 50th Avenue) 150 feet to the northern margin of an alley; thence at right angles eastwardly and parallel with Ninth Street (now 50th Avenue) 150 feet to the beginning point.

BEING the same property conveyed to Tom W. Gauger by deed from Stephen J. Wolf of record in Book 8746, page 959, Register's Office fro Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This is improved property, known as: 5005 Nevada Avenue, Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of May, 1995.

Tom W. Gauger

State of Tennessee
County of Davidson

On this 19th day of May, 1995, before me the undersigned authority, personally appeared **Tom W. Gauger**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

My Commission Expires: _____ Notary Public

4086 05/24 0101 03CHECK 323.50

State of Tennessee
County of Davidson

A F F I D A V I T

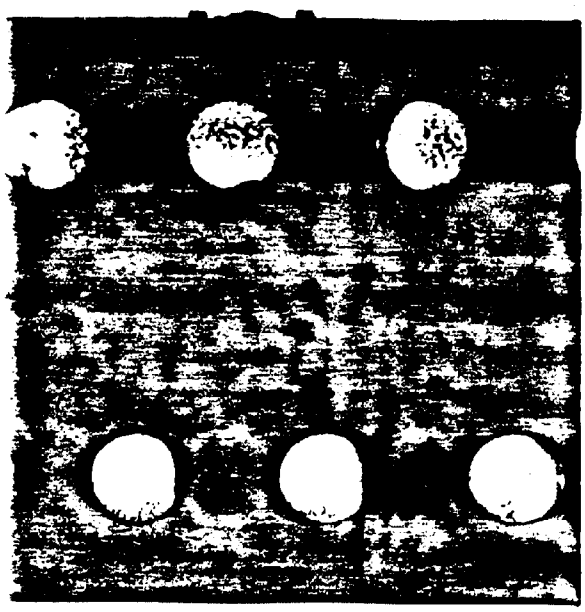
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 85000.00

ANNE MARIE E ACAR
Affiant

Sworn and subscribed before me on the 19th day of May, 1995

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

My Commission Expires: _____ Notary Public



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

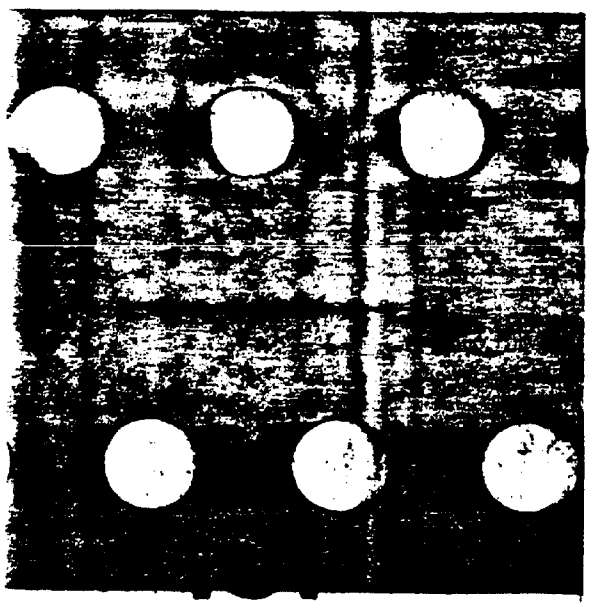
RECEIVED OF _____

FOR _____ BOOK 9680 PG 95

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 85000.00
CON TX 314.50
PRFEE 1.00
WDEED 8.00
TOTAL 323.50
CHECK 323.50
05/24/95 01 11:17 0001 4086



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0063524
IDENTIF. ↑ REFERENCE

95 MAY 24 AM 11:14
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 913425