0137331

IDENTIF. & REFERENCE

BOOK 9906 PG 687

MAIL ENV.

96 JAN -3 AM 8:43

PREPARED BY: Law Office of Bobby D. Davis
101 Shepherd Hills Drive
Madison, Tennessee 37115

NAME/ADDRESS NEW OWNER:

Sammy L. Majors, et ux.
5067 CHERRYWOOD DR.
NASH, TN 37211

SEND TAX BILLS:

Same as above

MAP & PARCEL:

118-1-83

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $69,000.00.

Betty S. Majors
AFFIANT

Subscribed and sworn to before me this 2nd day of JAN, 1996

Bobby D Davis
NOTARY PUBLIC

My Commission Expires: 11-22-97

WARRANTY DEED

FOR AND IN CONSIDERATION of One Dollar to me paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Andrew W. Regg, Jr. and Charles E. Binkley**, have this day bargained and sold, and do hereby transfer and convey unto the said **Sammy L. Majors and wife, Betty S. Majors**, the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 78 on the Map of Victoria Place, of record in Book 332, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

SAID Lot No. 78 fronts 75 feet on the westerly side of 12th Avenue South, formerly Granny White Pike, and runs back between parallel lines, with the northerly margin of Kirkwood, formerly Augusta Avenue, 150 feet to an alley.

Being the same property conveyed to Andrew W. Regg, Jr. and Charles E. Binkley by deed from Resolution Trust Corporation, Conservator for Metropolitan Federal Savings and Loan Association, F.A., of record in Book 8387, page 915, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to all restrictions and easements of record.

This is (✓)improved ( )unimproved property known as 2907 12th Ave. S. Nash, TN.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of the said land in fee simple and have good title and right to convey it, and that the same is unencumbered unless otherwise herein set out.

PREPARED BY:
BOBBY D. DAVIS
ATTORNEY AT LAW
101 SHEPHERD HILLS DR.
MADISON, TENNESSEE
37115
(615) 851-6697
Fax (615) 859-7934

We do further covenant and bond ourselves, our heirs and representatives, to warrant and forever defend the title to said land to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 2ND day of JAN., 1996, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Andrew W. Regg, Jr.
ANDREW W. REGG, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the Undersigned, a Notary Public in and for said County and State, **Andrew W. Regg, Jr.**, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at MADISONVILLE, Tennessee, this 2ND day of JAN., 1996.

Bobby D. Davis
NOTARY PUBLIC

My Commission Expires: 11-22-97

Charles E Binkley
CHARLES E. BINKLEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the Undersigned, a Notary Public in and for said County and State, **Charles E. Binkley**, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at MADISON, Tennessee, this 2ND day of JAN., 1996.

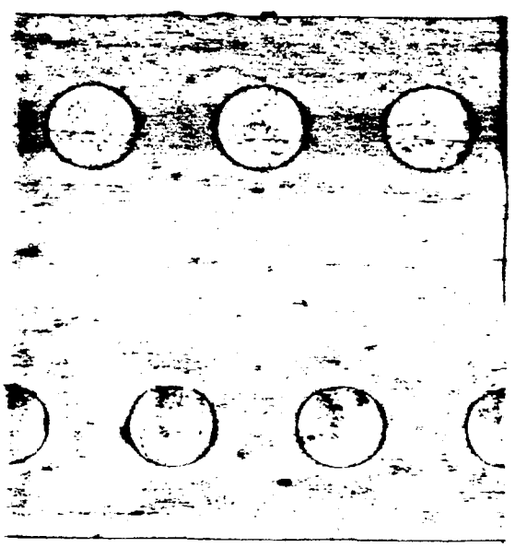
Bobby D. Davis
NOTARY PUBLIC

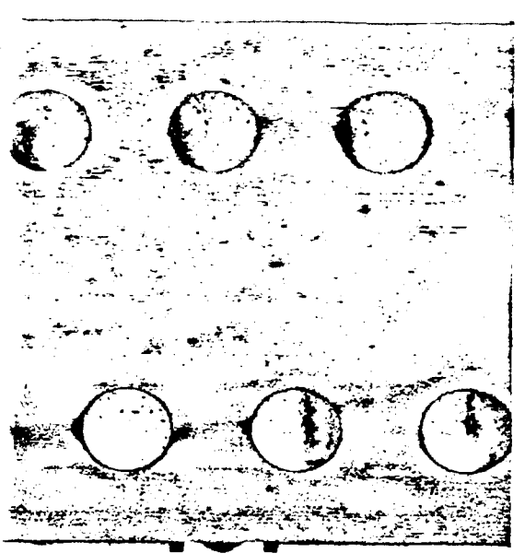
My Commission Expires: 11-22-97

PREPARED BY:
BOBBY D. DAVIS
ATTORNEY AT LAW
101 SHEPHERD HILLS DR.
MADISON, TENNESSEE
37115
(615) 851-6697
Fax: (615) 859-7934

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04 JAN 13 0101 03CHECK 264.30





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9906 PG 689

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 69000.00
CON TX 255.30
PRFEE 1.00
WDEED 8.00
TOTAL 264.30
CHECK 264.30

01/03/96 01 08:48 0001 4004

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

013733
IDENTIF. & REFERENCE

96 JAN -3 AM 8:48

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 992370