596

WARRANTY DEED

PRIOR 9980-512

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,000.00

Kirk E. Dunnavant
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF March 19 96

Notary Public

MY COMMISSION EXPIRES: ~~January 29, 2000~~ March 21, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 1005 8th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kirk E. Dunnavant (NAME)	FAMILY MORTGAGE SERVICES, INC. (NAME)	MAP 60-16
2729 Jones Avenue (ADDRESS)	750 Old Hickory Blvd. #301 (ADDRESS)	PARCEL 154
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, Michael B. Meeks and wife, Janie Fallati Meeks

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kirk E. Dunnavant and wife, Edna Dunnavant

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:

Land in Davidson County, Tennessee, being the westerly 300 feet of the northerly 75 feet of Lot No. 4 on the Plan of Joywood Heights, Section 3, not of record, described according to a survey by W. W. Turner & Company, Engineers, dated March 14, 1947, as follows:

Beginning on the easterly margin of Jones Avenue at the southwest corner of the property conveyed to James Oneil Tankersley and wife, by deed from C. Willard Stephens of record in Book 2158, Page 239, said Register's Office; also being the corner of Lots Nos. 4 and 5 on the unrecorded plan; thence with the line between said two lots, South 81 deg. 30' East 300 feet; thence southerly 75 feet; thence westerly 300 feet to the easterly margin of Jones Avenue; thence with the same, northerly 75 feet to the beginning.

The above legal description being the same as used in the prior deed of record.

Being the same property conveyed to Michael B. Meeks and wife, Janie Fallati Meeks by deed from Robert L. Skeggs, Jr. and wife, Janey D. Skeggs of record in Book 5105, Page 974, Register's Office for said County.

This Conveyance is subject to Restrictive Covenants of record in Book 1373, Page 98, and in Book 514, Page 440, Register's Office for said County;

CONTINUED

unimproved ( )
This is improved (X) property, known as 2729 Jones Avenue, Nashville, Tennessee 37204
(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 6th day of March 19 96

Michael B. Meeks

Janie Fallati Meeks

BOOK 9980 PG 513

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 Michael B. Meeks and wife, Janie Fallati Meeks

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 6th day of March, 19 96

Commission expires January 29, 2000

Notary Public

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 1-29-2000

Notary Public

LEGAL DESCRIPTION CONTINUATION

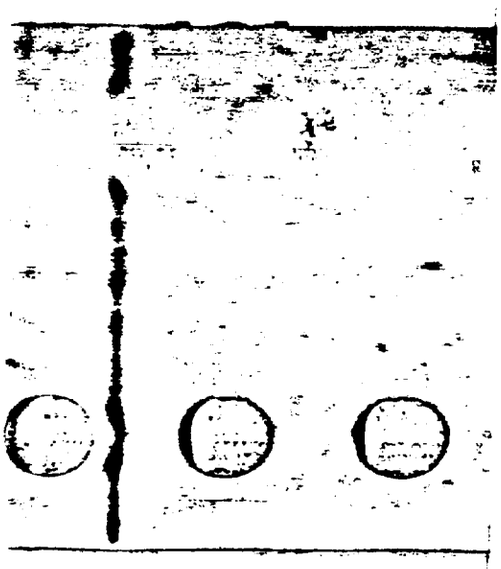
however, said restrictions in Book 1373, Page 98, contain racial restrictions which are now invalid. Any restriction based on race, color, religion or natural origin contained in any restrictions described herein is hereby omitted.

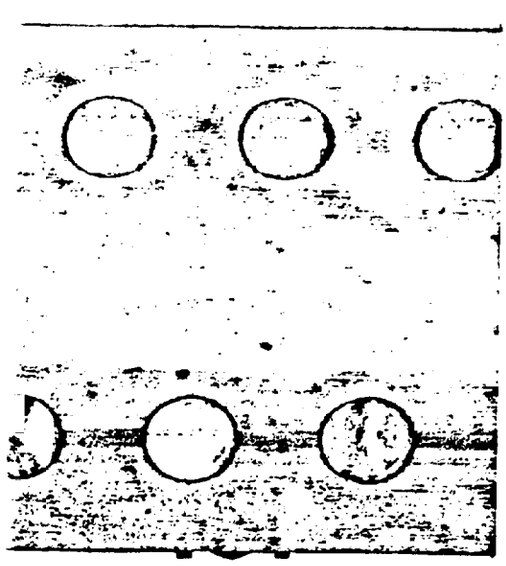
This Conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

0160635
IDENTIF. & REFERENCE

96 MAR 15 PM 1:36
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

9004 03/15 0101 03CHECK 164.40





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

RECEIVED OF _____

FOR _____

BOOK 9980 PG 514

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 42000.00
CON TX 155.40
PRFEE 1.00
WDEED 8.00
TOTAL 164.40
CHECK 164.40

03/15/96 01 13:36 0001 9004

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0160635
IDENTIF. ← REFERENCE

96 MAR 15 PM 1:36
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1017066