BOOK 10231 PG 992

BOOK 1

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
NOTARY PUBLIC IN MY TENNESSEE
MY COMMISSION EXPIRES 10-9-99

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF October 19 96

Lori Holloway
Notary Public

MY COMMISSION EXPIRES: October 9, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Morris Jones	Owner	50-4-12
(NAME) 1040 New Due West Avenue	(NAME)	50-4-11
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(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, Mildred Virginia Sparks and James Harold Vaughn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Morris Jones and wife, Cynthia Jones

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 Lot No. 6 on the Plan of Due West Valley Acres, not of record in the 11th Civil District of Davidson County, TN, and described according to a copy of a survey thereof made by H. R. Swann, Jr. Surveyor, dated April 20th, 1947, as follows: Beginning at a point in the Northerly margin of Due West Avenue at the corner of Lot 5 and 6; thence with the line between said lots, Northerly 518.05 feet to a point; thence easterly 100 feet to the North corner of Lots 6 and 7; thence with the line between said lots, Southerly 511.65 feet to the northerly feet to the point of beginning. Being the same property conveyed to K. A. Sparks and wife Mildred Virginia Sparks by deed from M.M . Cunniff and wife Hattie B. Cunniff of record in Book 1716, Page 152, Register's office of Davidson County Tennessee.

#2 (Lot 7) - Land in Davidson County, being Lot No. 7 on the Map of Due West Valley Acres, not of record, in the 11th Civil District of Davidson Co., Tn. and described according to a copy of a survey thereof made by H. R. Swann, Jr. Surveyor, dated April 20th, 1947, as follows: Beginning at a point in the north margin of Due West Avenue at the corner of Lots Nos. 6 and 7; thence with the line between said lots northerly 511.65 feet to a point; thence easterly 100 feet to the corners of 7 and 8; thence with the line between said lots southerly 551.15 feet to the north margin of Due West Avenue; thence with the margin of same westerly 100 feet to the beginning.

Being the same property conveyed to Mildred Virginia Sparks and James Harold Vaughn by deed of record in Book 8990, Page 601, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 1040 New Due West Avenue, Madison, TN 37115
(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 hands this 15th day of October 1996

Mildred Virginia Sparks Mildred Virginia Sparks

By: James Harold Vaughn James H Vaughn

James Harold Vaughn, Attorney-in-fact James Harold Vaughn

DCTN01WC

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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 ~~Mildred Virginia Sparks and~~ James Harold Vaughn

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 Antioch, Tennessee, this 15th day of October 19 96.

Commission expires October 9, 1999

Notary Public

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

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

STATE OF Tennessee
COUNTY OF Davidson

On this October 15, 1996 before me personally appeared James Harold Vaughn, the person who executed the foregoing instrument on behalf of Mildred Virginia Sparks, and acknowledged that she executed the same as the free act and deed of the said James Harold Vaughn, through Power of Attorney granted James Harold Vaughn by the said Mildred Virginia Sparks.

Commission Expires: 10/9/99

Notary Public

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

Continuation of Legal Description:

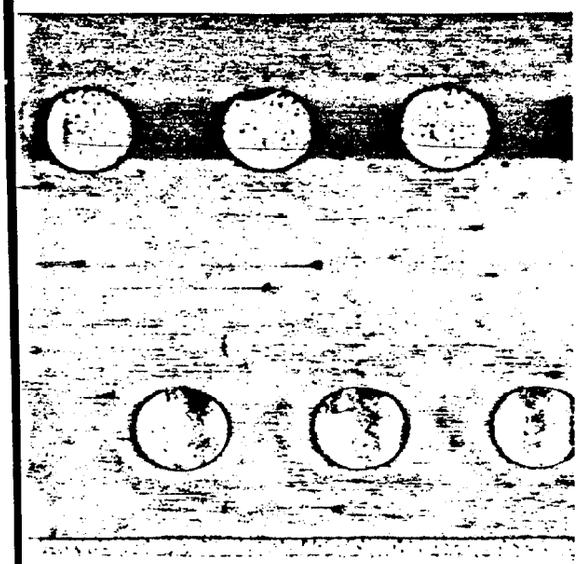
This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Mildred Virginia Sparks by James Harold Vaughn as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 10231, Page 990, in the Register's Office for Davidosn County, Tennessee.

0238367
IDENTIF. ↑ REFERENCE

96 OCT 21 PM 2:03
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2403 10/21 0401 03CHECK 334.90



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

RECEIVED OF _____

FOR _____

BOOK 10231 PG 995

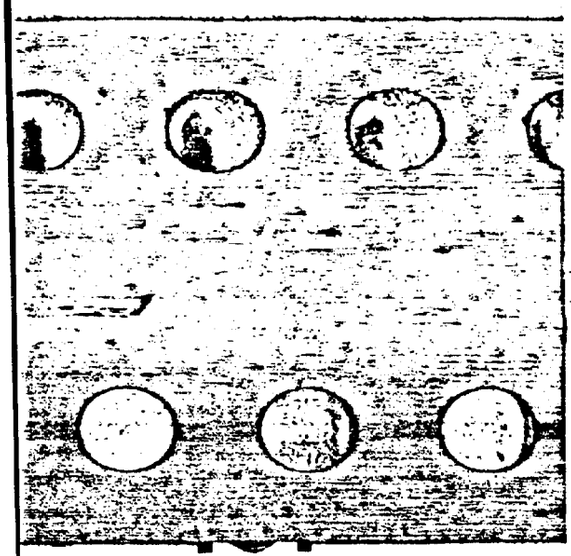
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 87000.00
CON TX 321.90
PRFEE 1.00
WDEED 12.00
TOTAL 334.90
CHECK 334.90

10/21/96 01 14:09 0001 2403

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

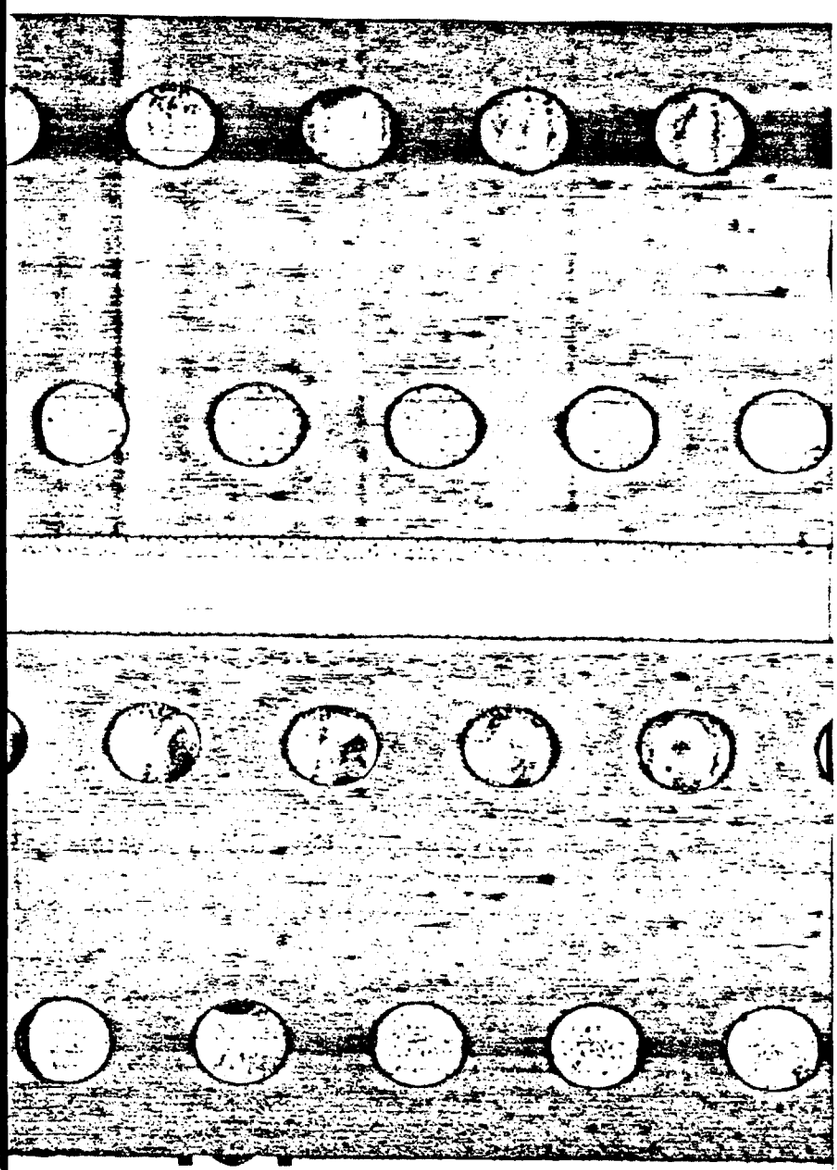


0238367
IDENTIF. ↑ REFERENCE

96 OCT 21 PM 2:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1079397

No. [redacted]



VOID

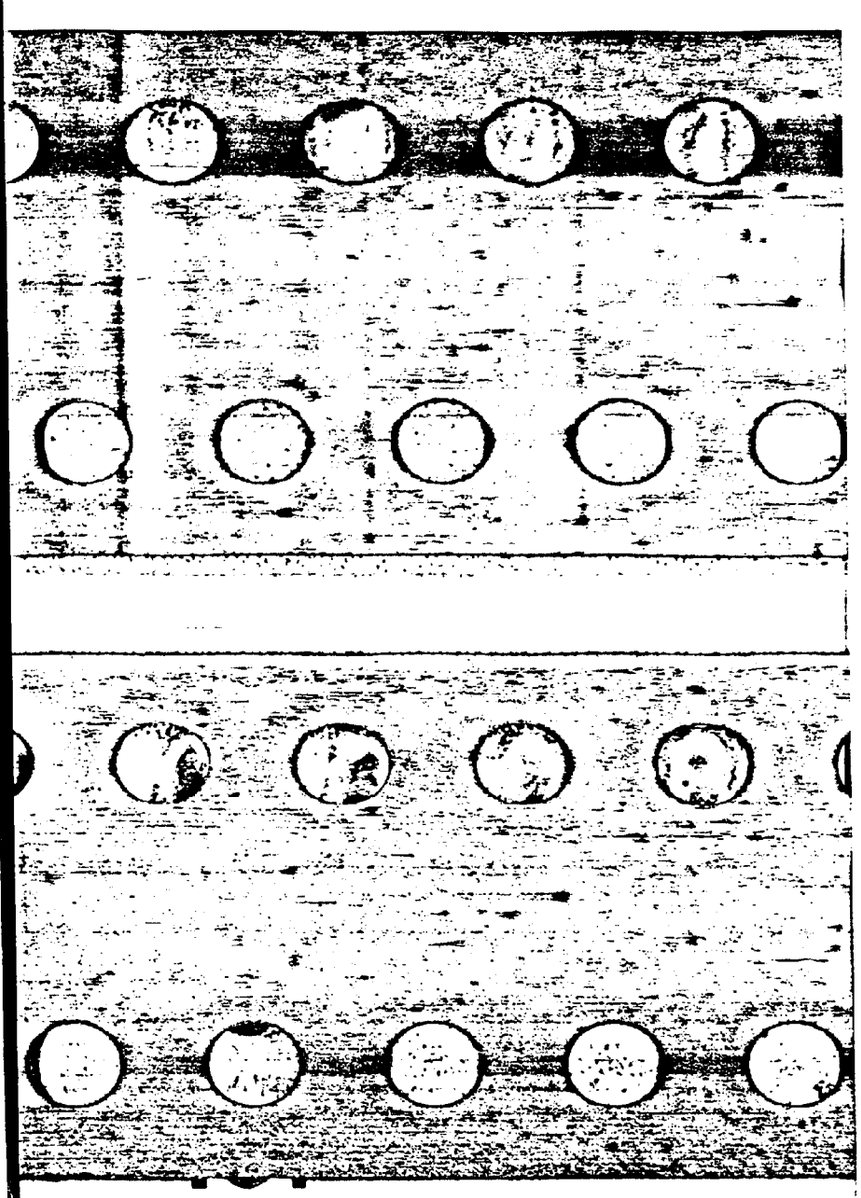
BOOK 10231 PG 996

BOOK 10231 PG 997

BOOK 10231 PG 998

BOOK 10231 PG 999

10-21-96



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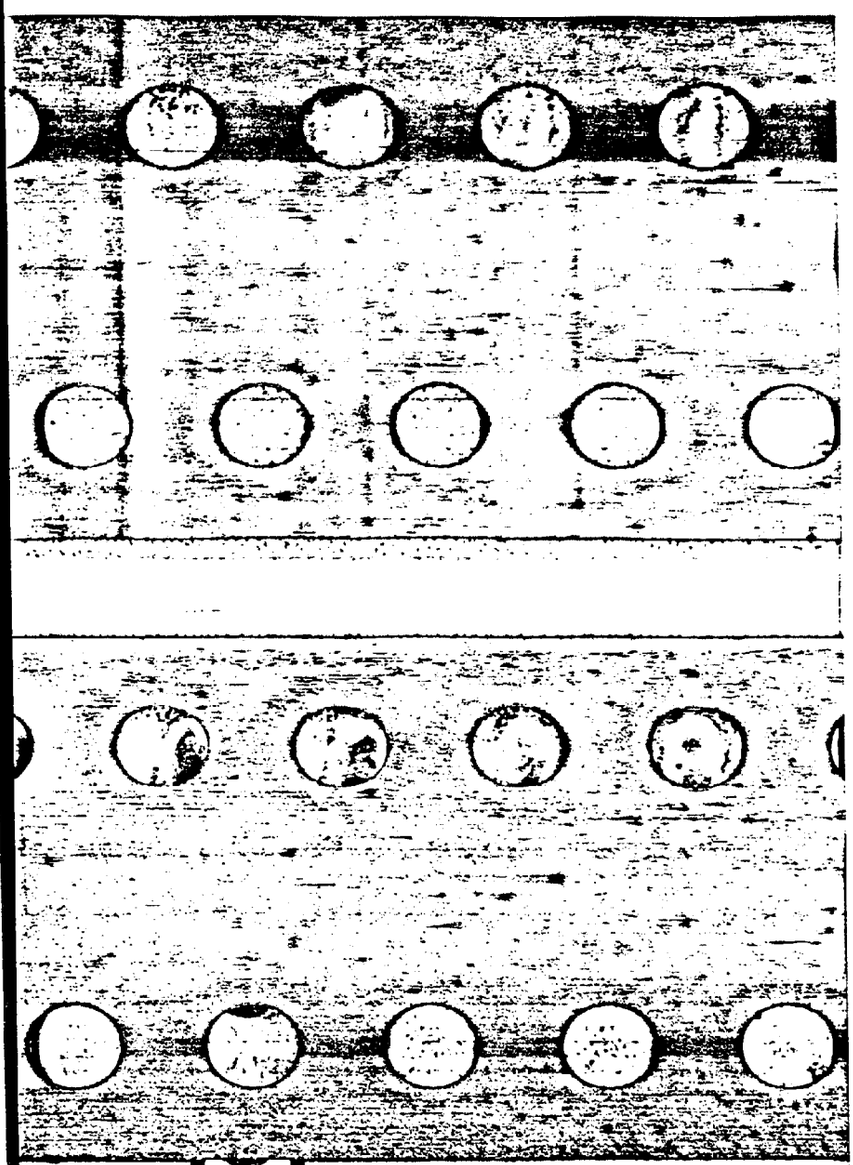
BOOK 10231 PG 996

BOOK 10231 PG 997

BOOK 10231 PG 998

BOOK 10231 PG 999

10-21-96



VOID

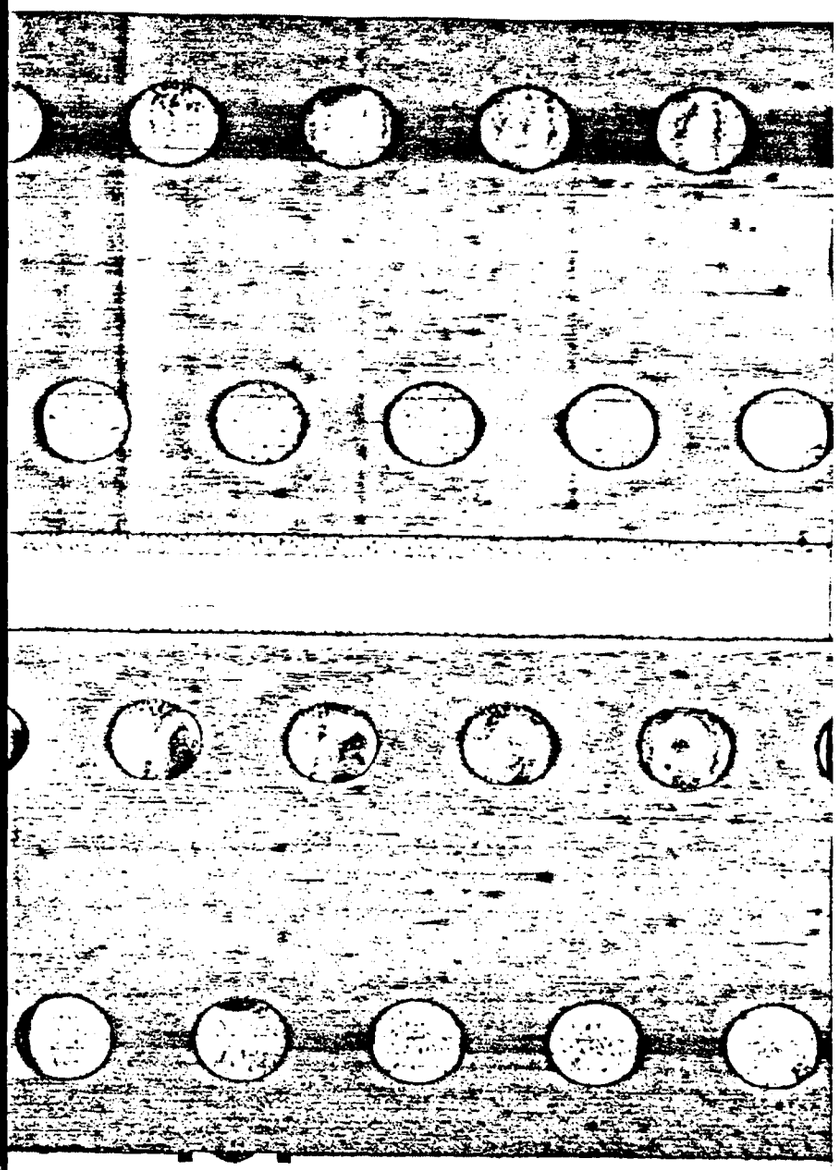
BOOK 10231 PG 996

BOOK 10231 PG 997

BOOK 10231 PG 998

BOOK 10231 PG 999

10-21-96



VOID

BOOK 10231 PG 996

BOOK 10231 PG 997

BOOK 10231 PG 998

BOOK 10231 PG 999

10-21-96