BOOK 10312 PG 183

Return to ID

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $42,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF November 19 96

Notary Public

MY COMMISSION EXPIRES: 2/9/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SERVICE TITLE & ESCROW COMPANY, INC.,
4721 TROUSDALE DRIVE, SUITE 216, NASHVILLE, TENNESSEE 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Gary J. Larson	SAME	Map 82
162 Nelson Drive		Group 8
LaVergne, TN 37086		Parcel 268

FOR AND IN 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, I, JAMES K. TRIGG

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GARY J. LARSON and wife, TERESA D. LARSON

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. 7 on the Map of F. O. Beazley's Subdivision of Vaughn Tract, of record in Plat Book 2, page 105, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James K. Trigg, by deed from James K. Trigg, James Doyle Trigg and James K. Trigg, IV, of record in Book 10312, page 181, Registers Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Metropolitan-Davidson County taxes for 1996, a lien which is due and payable.

All matters of record in Plat Book 2, page 105, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED (X) UNIMPROVED ( ) PROPERTY KNOWN AS:

612 McFerrin Avenue, Nashville, Tennessee 37206
(HOUSE NUMBER) (STREET) (CITY) (STATE) (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 my hand(s) this the 8th day of November, 19 96.

James K. Trigg

Jan C. Farris Jr.

BOOK 10312 PG 184

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, James K. Trigg, the within named bargainor(s), 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 purpose therein contained.

WITNESS my hand, at office, this the 8th day of November, 19 96.

NOTARY PUBLIC

My Commission Expires: 2/9/98

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged _____ to be President (or other officer authorized to execute this instrument) of the _____, the within named bargainor, a corporation, and that _____ as such _____, being authorized to do so, executed the foregoing instrument for the purpose therein, by signing the name of the corporation by _____ as _____.

WITNESS my hand and seal, at office in _____, this the _____ day of _____, 19____.

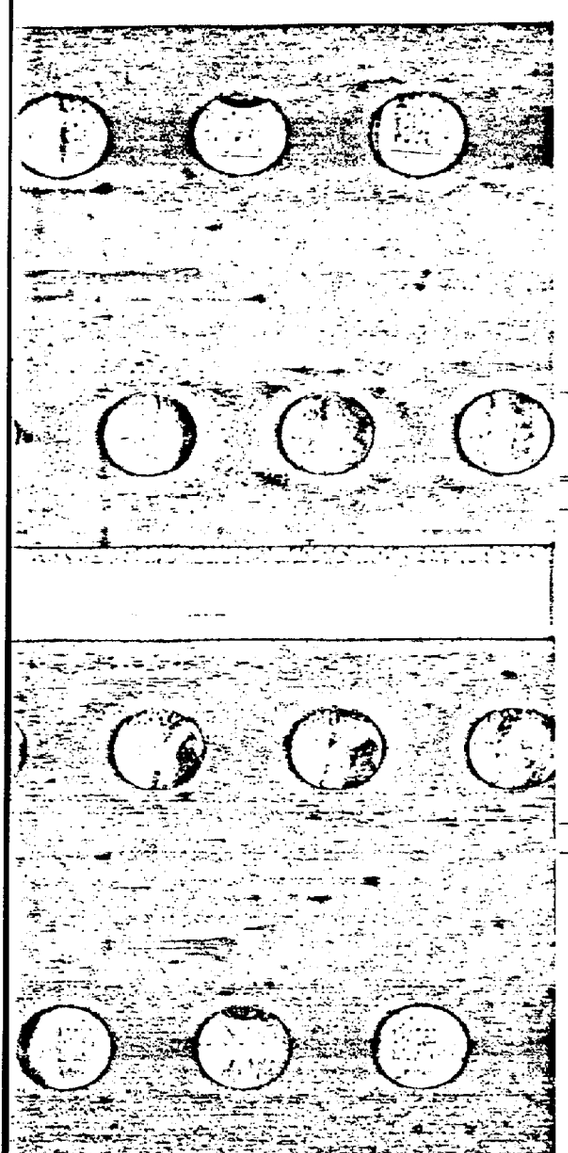
NOTARY PUBLIC

My Commission Expires:_____

2450 01/06 0101 03CHECK 166.25

0261920
IDENTIFICATION REFERENCE

97 JAN -6 PM 2:15
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 10312 PG 185

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 42500.00
CON TX 157.25
PRFEE 1.00
WDEED 8.00
TOTAL 166.25
CHECK 166.25

01/06/97 01 14:16 0001 2450

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0261920
IDENTIFICATION REFERENCE
97 JAN -6 PM 2:15
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1104991