0272413

IDENTIF. & REFERENCE

97 FEB 12 AM 8:49

DAVIDSON COUNTY, TN.

Name and Address New Owner:
Charles C. Harris and
Tracy L. Harris
110 Glancy Square, S. 107
Goodlettsville, Tn 37072

Send Tax Bills
Same as New Owners

BOOK 10347 PG 540

MAP AND PARCEL NUMBER:

Map 91-7
Parcel 225

5656 02/12 0101 03CHECK 235.00

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100--- ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **WE, LEROY GOINS, JR. AND WIFE, GLORIA GOINS,** the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **CHARLES C. HARRIS AND WIFE, BARBARA B. HARRIS,** a one-half undivided interest and **TRACY L. HARRIS,** a one-half undivided interest, the Grantees, as joint tenants with right of survivorship, all our right, title and interest in and to a certain tract or parcel of land located in **DAVIDSON** County, Tennessee and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land together with all and singular easements, appurtenances, heriditaments, estate, title and interest thereto belonging or in anywise appertaining to the said Grantees, their successors and assigns in fee simple forever.

GRANTORS do hereby covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except for taxes for the year 1997 and a Deed of Trust dated June 28, 1996, executed by Leroy Goins, Jr. and wife, Gloria Goins to D. W. McMackin, Trustee to secure to Southern Financial, Inc., of record in Book 10135, Page 279, Register's Office for Davidson County, Tennessee. This conveyance is made subject to above described Deed of Trust; notes, easements, setback lines, etc. as may be set forth on the Plan of Plan Number 1 of West Nashville of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.

GRANTORS do further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

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

BOOK 10347 PG 541

WITNESS our hands this the 5th day of FEBRUARY, 1997.

Leroy Goins, Jr.

Leroy Goins, Jr.

Gloria Goins

Gloria Goins

STATE TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Leroy Goins, Jr. and wife, Gloria Goins, the bargainors, 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 MADISON, Tennessee, this the 5th day of February, 1997.

My Commission expires:
5/23/98

Notary Public

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

Affiant

Sworn to and subscribed before me
this the 5th day of FEBRUARY, 1997.

Notary Public

My Commission expires: 5/23/98

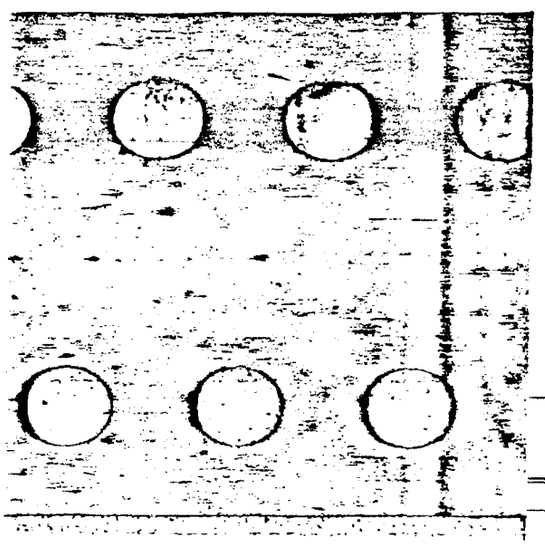
EXHIBIT "A"

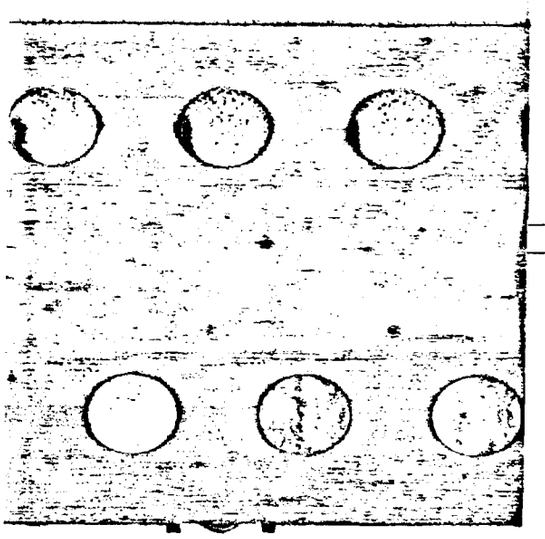
Land in **Davidson** County, Tennessee, being Lot Nos. 1014 and 1016 of Block 171 in Plan Number 1 of West Nashville, which plan is of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Leroy Goins, Jr. and wife, Gloria Goins by Special Warranty Deed from Ford Consumer Finance Company, Inc. of record in Book 9332, Page 661, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 5107 KENTUCKY AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY, ATTORNEY
GREATER NASHVILLE TITLE & CLOSING CO.
223 Madison Street, S. 102
Madison, Tn 37115





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

RECEIVED OF _____

FOR _____

BOOK 10347 PG 543

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 60000.00
CON TX 222.00
PRFEE 1.00
WDEED 12.00
TOTAL 235.00
CHECK 235.00

02/12/97 01 08:53 0001 5656

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0272413
IDENTIF. & REFERENCE

97 FEB 12 AM 8:49
DAVIDSON COUNTY, TN.

No. 1116129