G71876
State of Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,010/00.

Jerry M. Hargis
Affiant

THIS THE 10th DAY OF February, 1998.

Notary Public

(AFFIX SEAL)

My Commission Expires: 11-24-2000

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Madison Title Company
101 Shepherd Hills Drive
Madison, Tennessee 37115

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.
Jerry M. & Ann F. Hargis 1640 Pawnee Trail Madison, TN 37115	Same as Owner	Map 52-5 Parcel 13

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, **ELMER H. MAYO AND WIFE, SARAH M. MAYO** (the "Grantors") have this day bargained and sold, and do hereby transfer and convey unto the said **JERRY M. HARGIS AND WIFE, ANN F. HARGIS** (the "Grantees"), their heirs and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit: 6956 02/24 0101 CHECK 157.04

Land in Davidson County, Tennessee, being Lot Number 12 of Block "E" on the Revised Plan of Power and Roth, Madison Park Subdivision as of record in Book 843, page 7, Register's Office for Davidson County, Tennessee. Said Lot No. 12 fronts 50 feet upon the easterly side of Gallavista Avenue and extends back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to Elmer H. Mayo and wife, Sarah M. Mayo by deed of record in Book 3177, page 491, Register's Office for Davidson County, Tennessee.

SAID property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

THIS INSTRUMENT IS BEING PREPARED BY INFORMATION FURNISHED BY THE GRANTORS AND NO TITLE SEARCH HAS BEEN DONE AND NO GUARANTY OR OPINION OF THE VALIDITY OF THE TITLE IS BEING GIVEN.

This is improved property known as 853 Galla Vista Avenue, Madison, Tennesee 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular 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 the 10th day of February, 1998.

Elmer H Mayo
ELMER H. MAYO

Sarah M Mayo
SARAH M. MAYO

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, ELMER H. MAYO AND WIFE, SARAH M. MAYO, named bargainors, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 10th day of February, 1998.

Allen V. Sandy
NOTARY PUBLIC

My Commission Expires: 11-20-2000

0404023
98 FEB 24 AM 9:59

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10806 PG 416

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 40010.00
CON TX 148.04
PRFEE 1.00
WDEED 8.00
TOTAL 157.04
CHECK 157.04

02/24/98 01 09:57 0001 6956

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0404023
IDENTIF. & REFERENCE
98 FEB 24 AM 9:59
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 1257434