PICK-UP

Davidson County DEEDWARR
Recvd: 01/30/04 11:20 2pgs
Fees:13.00 Taxes:222.00

20040130-0011701

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF January, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-24-2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

R. Patrick Parker Suite 1R, 631 Second Avenue South, Nashville, Tennessee 37210

THIS DEED WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. NO SURVEY INFORMATION PROVIDED FOR ANY LEGAL DESCRIPTION. NO CLOSING PERFORMED OR TITLE SEARCH REQUESTED.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Hargass Jeannie Hargass, wife 1233-A Avondale Circle Nashville, Tennessee 37207	Same	071-02 Parcel 9

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **GENE GEORGE AND TERESSA GEORGE, WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL HARGASS AND JEANNIE HARGASS, WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

Land lying in Davidson County, Tennessee and being Lot No: 55 on the Plan of Scruggs First Avondale of record in Plat Book 161, page 13, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot fronts 60 feet on the northerly side of Greenwood Avenue and runs back to an alley in a northerly direction between parallel lines 149.00 feet.

Being the same property inherited by Barry W. Majors and Dorothy Clara Majors, the heirs at law of Sam J. Majors, widower, of record as an Affidavit of Heirship of record as Instrument No: 20030929-0143094, Register's Office for Davidson County, Tennessee.

Being the same property conveyed from Barry W. Majors and Dorothy Clara Majors to Gene George and Teressa George, wife, by warranty deed of record as Instrument No: 20030929-0143095, Register's Office for Davidson County, Tennessee.

This is improved property known as 1233-A N. Avondale Circle, Nashville, Tennessee 37207.

Of the consideration aforesaid, the said Grantees agree that the first mortgage on said land from a loan payable to CIT Group/Consumer Finance, Inc. with the remaining principal balance of approximately $22,420.00 shall remain until paid in full by Grantors pursuant to the proceeds of a Note payable to Grantors from Grantees as evidenced by a Second Mortgage filed contemporaneously herewith.

Grantees shall be responsible for all liens, taxes and encumbrances. Said property is conveyed subject to all limitations, restrictions, and encumbrances as may affect the premises and any and all restrictions and easements of record in said Register's Office.

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 so 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 successors and assigns, to warrant and forever defend the title 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 this 29th day of January, 2004.

Gene George

Teressa George, wife

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 Gene George and Teressa George, wife, with whom I am personally acquainted, or proved to me upon the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee on this the 29th Day of January, 2004.

Marjorie E. Williams
Notary Public

My Commission expires: 9-24-05

