BK 2493

WARRANTY DEED R. E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN and no/100---------- DOLLARS ($ 10.00),

Cash in hand and other good and valuable considerations paid to us by the purchasers the receipt of which is hereby acknowledged and in addition, this conveyance is made subject to an indebtedness of record in Book 2217, page 93, Register's Office for Davidson County, Tennessee.

We, Phillips R. Shelley and wife Lola C. Shelley

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto J. Buford Jones and wife Frances K. Jones

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the Third Civil District of Davidson County, Tennessee, being lot No. 108 on the Map of Clover Hill, Section II, as of record in Book 2133, page 46, Register's Office for Davidson County, Tennessee.

Said Lot No. 108 fronts 85 feet on the southerly side of Cottonwood Drive, and extends back between lines 173.6 feet on the westerly side of 164 feet on the easterly side to a dead line in the rear, on which it measures 85 feet.

Being the same property conveyed to Phillips R. Shelley and wife Lola C. Shelley by deed from Kitchin Alston and wife Ann C. Alston by deed of record in Book_____ page_____ R. O. D. C. Tennessee.

This conveyance is made subject to restrictive covenants and easements of record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. except as heretofore shown.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, 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.

In witness whereof, the Grantor has hereunto set his hand on this, the 10th day of February, 1956

Phillips R. Shelley

Lola C. Shelley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Rebecca J. Garrett a Notary Public in and for the State and County aforesaid, personally appeared the within named Phillips R. Shelley and wife Lola C. Shelley

the bargainor(s), 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 at Nashville, Tennessee, this, the 10th day of Feb. 1956

Rebecca J. Garrett
Notary Public

My commission expires: May 2, 1957

WARRANTY DEED

From Phillips R. Shelley

87970

To J. Buford Jones et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 23 day of FEB A.D. 1956 at 12:17 o'clock P. M. and recorded in Book 2221 Page 621
Recording fee $2.50
JAMES P. WILSON, Register
By Dept. Reg.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

PG 287