James Francis Ashby
To: Deed
Jonelle Eggers OWNER.
C/O C.R. DORNAN
171 McCall
Nashville Tenn.

This instrument was prepared by Alexander W. Cortner, Attorney at Law, Glenn Building, Clarksville, Tennessee

For the CONSIDERATION hereinafter set out, I, JAMES FRANCIS ASHBY, as grantor, have bargained and sold and do transfer and convey unto the grantee, JONELLE EGGERS (the same person as Jonelle Ashby), her heirs and assigns forever, all of my right, title and interest (being an undivided one-half interest) in and to the following described real estate situated in Davidson County, Tennessee, to-wit:

Being Lot No. 253 on the Plan of Gra-Mar Acres, Section VII, as of record in Book 2331, page 80, Register's Office for said County.

Said Lot No. 253 fronts 82 feet on the east side of Graycroft Avenue and runs back 190 feet on the north line and 189.6 feet on the south line to a dead line in the rear on which it measures 75 feet.

Being part of the property conveyed to Hendly & Whiteside Builders, Inc., by deed from Sweeney-Clark Realty Company, Inc., as of record in Book 2496, page 521, said Register's Office; and also being the same property conveyed to James Francis Ashby and wife, Jonelle Ashby, by deed from Hendley & Whiteside, Builders, Inc., by deed of record in Book 2599, page 53, of the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all improvements thereon, unto the said grantee, JONELLE EGGERS, her heirs and assigns forever.

The CONSIDERATION for this conveyance is as follows:

1. The grantor and the grantee were previously husband and wife, but by a decree of the Christian County Circuit Court in the State of Kentucky in the Cause of James Francis Ashby versus Jonelle Elamon Ashby (the same person as the grantee herein) File Number 4431, which decree is dated the 23rd day of June, 1964, the said James Francis Ashby was granted a divorce from the said Jonelle Elamon Ashby. The said Jonelle Elamon Ashby has since remarried, and her name is now Jonelle Eggers as

hereinabove stated.

By the terms of said decree the above described real estate was to be held by the grantor and the grantee jointly until such times as they agreed to sell the same. Also, by the terms of said decree, other property which the grantor and the grantee owned in Montgomery County, Tennessee, was to be conveyed to the grantee as her sole and separate property. The grantor and the grantee have mutually agreed by and between themselves that in exchange for this conveyance of the above described property to the herein grantee, the grantee, Jonelle Eggers, will convey to the grantor, James Francis Ashby, all of her right, title and interest in and to the real estate situated in Montgomery County, Tennessee. This agreement has been carried out by the execution of the deed of even date herewith to the said James Francis Ashby for the real estate in Montgomery County, Tennessee.

2. The grantee, Jonelle Eggers, assumes the deed of trust on the above described real estate held by the Prudential Insurance Company of America, Birmingham, Alabama, as shown recorded in the Register's Office of Davidson County, Tennessee, and she agrees and promises to pay the balance owing on the note secured by said deed of trust according to the terms of said note and subject to the conditions of said deed of trust.

I, THE GRANTOR, COVENANT that I am lawfully seized and possessed of the interest herein conveyed, which is an undivided one-half interest; that I have a good and lawful right to sell and convey the same; that, except to a deed of trust above mentioned, the interest herein conveyed is unencumbered; and that I will forever warrant and defend the title to same against the lawful claims of all persons whomsoever.

All sums now held in escrow in the name of James Francis Ashby and wife, Jonelle Ashby, (the same person as Jonelle Eggers), are hereby transferred to, and shall be held to the credit of, the said grantee, Jonelle Eggers.

POSSESSION of the premises shall be rendered to the grantee with the delivery of this deed fully executed by the

grantor and the grantee.

IN TESTIMONY WHEREOF we, the grantor and the grantee, have hereunto signed our names on this the 14th day of August, 1965.

James Francis Ashby
JAMES FRANCIS ASHBY

Grantor

Jonelle Eggers
JONELLE EGGERS

Grantee

STATE OF TENNESSEE)
)
COUNTY OF MONTGOMERY)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, James Francis Ashby and Jonelle Eggers, the within 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 seal at Clarksville, Tennessee, on this the 14th day of August, 1965.

Alexander W. Cortner
NOTARY PUBLIC

My commission expires: January 15, 1967

ALEXANDER W. CORTNER NOTARY PUBLIC MONTGOMERY COUNTY, TENN.

BOOK 3927 PAGE 774

94718

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 25 12 50 PM '65

NOTE BOOK 112 PAGE 317

RECORDING FEE $ 2.25

DEP. REG. C

STATE TAX $ 3.75

PROBATE

TOTAL $ 4.00

AUG 25 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID AUG 25 1965

ALEXANDER W. CORTNER
ATTORNEY AT LAW
CLARKSVILLE, TENNESSEE