This instrument prepared by William C. Greer, Guaranty Mortgage Co.

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO. BOOK 3934 PAGE 139

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Edward Tears (NAME:)	James Edward Tears (NAME:)	12D 87020
625 Nocturne Dr. (STREET ADDRESS OR ROUTE NUMBER)	625 Nocturne Dr. (STREET ADDRESS)	MAP 70-04
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	PAR 90 MS

For and in consideration of the sum of $10.00----------

Ten & No/100---------- **DOLLARS** and other good and valuable considerations, the receipt of which is hereby, acknowledged, we,

WOODROW JONES, AND WIFE, FLORENCE JONES

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** James Edward Tears & wife, Hattie Adams Tears _____ **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Land in Davidson County, Tennessee, being Lot No. 54 on the Map of Haynes Heights, Section II, as of record in Book 2331, page 58, Register's Office for said County, and described as follows:

Beginning at a point in the southerly margin of Manila Street, the common corner of Lots Nos. 54 and 55; thence with the line between said two lots, southerly 344.5 feet to a point; thence easterly 130.4 feet to a point in the westerly margin of an uhnamed street; thence with the margin of the same, northerly 320 feet to the beginning of a curve; thence around said curve in a northwesterly direction 39.3 feet to a point in the southerly margin of said Manila Street; thence with the margin of the same, westerly 105.4 feet to the beginning.

Being the same property conveyed to Woodrow Jones, and wife, Florence Jones by deed from N. H. Barker and Herschel Greerof record in Book 2693, page 89, RODC, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set-back lines that are applicable to the above described property.

This is ( ) unimproved (X) improved property, known as 625 Nocturne Dr. Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 do 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 heirs and representatives, to warrant and forever defend the title to the said land 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 our hands this 9th day of September, 19 65

Woodrow Jones

Florence N. Jones

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Rachael V. McMeen, a Notary Public in and for said County and State, the within named Woodrow Jones & wife, Florence Jones

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 9th day of September 1965

Commission expires April 26, 1966

Rachael V McMeen
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

13300

WARRANTY DEED

FROM

Woodrow Jones & wife,

Florence Jones

TO

James Edward Tears & wife,

Hattie Adams Tears

GUARANTY MORTGAGE CO. OF NASHVILLE

97191

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 13 12 09 PM '65

NOTED: BOOK 112 PAGE 4
RECORDING FEE 2.00
DEP. REG. 2

STATE TAX $ 19.95
PROBATE 50
TOTAL $ 20.45

SEP 13 1965

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

RAID SEP 13 1965
c 1

Tickets Title Company
Title Guaranteed
NASHVILLE, TENN.

13300