This Instrument Was Prepared by BEAU E. FOLK, JR., Attorney Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED

GTC 186162

BEAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 102-4 Par. 38	Mr.&Mrs. John Ivy Jones same as below	new owners
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
8DA-33222	504 River Rouge Drive	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

BOOK 3952 PAGE 399

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

WILLIAM B. DAWSON, JR., and wife, ELIZABETH JANE DAWSON, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHN IVY JONES and wife, CLEVA GOURLEY JONES,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, 8th Civil District State of Tennessee, described as follows:

Being Lot No. 688 on the Map of Charlotte Park, Section II, as of record in Book 2900, pages 79 and 80.

Beginning at a point in the northeasterly margin of River Rouge Drive, common corner of Lots Nos. 682 and 688; thence northeasterly with the line between Lots Nos. 682 and 688, 118.0 feet to a common corner of Lots Nos. 681, 682 and 688; thence with the line between Lots Nos. 681 and 688, 60.2 feet to a point; thence south 56°40' east 80.2 feet to a point; thence southwesterly 155.7 feet to a point in the northeasterly margin of River Rouge Drive; thence with the curve of said Drive in a northwesterly direction, 44.9 feet; 21.0 feet; and 40.6 feet to the point of beginning.

Being the same real property conveyed to William B. Dawson, Jr., and wife, Elizabeth Jane Dawson, by deed from Harry G. Graham and H.G. Sheets, of record in Book 3135, page 351.

This conveyance is made subject to restrictions of record in Book 3033, page 638.

This conveyance is also made subject to an agreement of record in Book 2593, page 566.

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 for 1965 taxes, which have been prorated and assumed by the Grantee.

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.

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 (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 19 day of October, 1965

Elizabeth Jane Dawson

Elizabeth Jane Dawson

William B. Dawson, Jr.

William B. Dawson, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 3952 PAGE 400

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

_____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF TEXAS
COUNTY OF DALLAS

Before me, Ralph Libb, a Notary Public in and for the State and County aforesaid, personally appeared the within named William B. Dawson, Jr., and wife, Elizabeth Jane Dawson,

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 Dallas, Texas, this, the 19 day of October, 19 65.

My commission expires: June 1, 1967 Ralph Libb Notary Public

NOTARY PUBLIC CITY OF DALLAS, TEXAS

WARRANTY DEED
REF:cr

FROM WILLIAM B. DAWSON and wife,

TO JOHN IVY JONES and wife,

04201

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

Oct 29 2 32 PM '65

NOTED. BOOK 112 PAGE 748
RECORDING FEE $ 2.00
DEP. REG. _____

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File, Rec Fee Ck

STATE OF TENNESSEE
COUNTY OF DAVIDSON

STATE TAX $ 21.30
PROBATE .50
TOTAL $ 21.80

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

OCT 29 1965
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID OCT 29 196

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public