This instrument was prepared by: Andrew D. Tanner, Attorney
507 American Trust Building
Nashville, Tennessee

# WARRANTY DEED

BOOK 4101 PAGE 135

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Sherman L. Jones, et ux (NAME) | Home Federal Savings & Loan Association (NAME) | 12040-16DA |
| 851 - Deweese Avenue (STREET ADDRESS OR ROUTE NUMBER) | Life & Casualty Tower (STREET ADDRESS) | |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of* ----------

TEN and no/100 -------- ($10.00) ---------- *DOLLARS*
cash and other good and valuable considerations paid, the receipt of which are hereby acknowledged, including the assumption of, and agreement to pay, the balance owing Home Federal Savings & Loan Association of Nashville, under a note dated June 23, 1964, in the original principal amount of $8400.00, payable in monthly payments of $76.24 each, secured by deed of trust executed by Jerry F. Agee, et ux, to Charles Nelson, Jr., Trustee, recorded in Book 3774, page 35, said Register's Office,

we, H. Earl Sinks and wife, Rita Faye W. Sinks,
*have bargained and sold, and by these presents do transfer and convey unto*
*the said* Sherman L. Jones and wife, Florene M. Jones,
their *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. 83 on the Map of Kirkwood Heights, of record in Book 1130, page 22, Register's Office for said County.

Said Lot No. 83 fronts 65.3 feet on the northerly side of Dewees Avenue and runs back between lines, 185.7 feet on the easterly line and 204.5 feet on the westerly line to a dead line on which it measures 94.4 feet.

Being the same property conveyed to H. Earl Sinks and wife, Rita Faye W. Sinks, by deed from Jerry F. Agee and wife, Tommye M. Agee, of record in Book 3851, page 756, said Register's Office.

This property is conveyed subject to: (1) Restrictive covenants contained in instrument of record in Book 1165, page 360, said Register's Office; and (2) The Plan of record in Book 1130, page 22, said Register's Office, shows an owner's certificate, a 10-foot easement for public utility purposes along the rear and west line of said lot.

unimproved ( )
This is improved (X) property, known as 851 Dewees Avenue (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town)

*To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* Sherman L. Jones and wife, Florene M. Jones, their *heirs and assigns, forever.*

*And* we *do covenant with the said* Sherman L. Jones and wife, Florene M. Jones, *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.,* except for the deed of trust hereinabove assumed by Grantees.

*And* we, H. Earl Sinks and wife, Rita Faye W. Sinks, *do further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Sherman L. Jones and wife, Florene M. Jones, their *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* our *hand* s *this* 4th *day of* February, *19* 67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

H. Earl Sinks

Rita Faye W. Sinks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ina N. Kent, a Notary Public in and for said County and State, the within named H. Earl Sinks and wife, Rita Faye W. Sinks,

the 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 official seal at Nashville, Tennessee, this 4th day of February, 19 67.

Ina N. Kent, Notary Public.

Commission Expires My Commission Expires Jan. 3, 1968.

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STATE OF
COUNTY OF

Personally appeared before me, ....., a Notary Public in and for said County and State, the within named .....

.....

.....

the bargainor....., 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 ....., this.....

day of....., 19.....

....., Notary Public.

Commission Expires.....

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ....., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in.....,

this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

STATE TAX $ 14.74
PROBATE .50
TOTAL $ 15.24

FEB 9 1967

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

PAID FEB 9 - 1967

Mail to: Nixon-Kent Company, 2535 Franklin Road, Nashville, Tennessee 37204

60130

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 9 11 12 AM '67

NOTE: BOOK 115 PAGE 140
RECORDING FEE $ 2.00
DEP. REG. X

WARRANTY DEED

FROM H. EARL SINKS et ux

TO SHERMAN L. JONES et ux

$9,824.44

Guaranty Company

Kansas City

Amer

S. W.

NASH

SEE

ion

Company