Deed Prepared by James R. McKinney, Attorney, Madison, Tennessee

New Owner: James R. McKinney et al
608 Gallatin Road, North
Madison, Tennessee 37115

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WARRANTY DEED **MADISON TITLE COMPANY**

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. Map 34-10 Pcl. 54

SEND TAX NOTICES TO: James R. McKinney et al

ADDRESS: Same as above

Paid

For and in Consideration of the sum of Fifty and no/100 ($50.00) ---------- **DOLLARS**

Cash in hand paid receipt of which is hereby acknowledged and other good and valuable consideration

JUL 19 68 CONV * 50.00
JUL 19 68 MDEED A* 4.50 * 4.50

I, J. W. Jones, Sr., an unmarried person, hereinafter called the Grantor **have bargained and sold, and by these presents do transfer and convey unto the said** James R. McKinney and James T. Conrad, hereinafter called the Grantees, their **heirs and assigns, a certain tract or parcel of land in** Davidson **County, State of Tennessee, described as follows, to wit:**

Being property located in the 11th Councilmatic District and described according to a survey amde May 8, 1968 by Braden D. Hinson, Engineer.

Beginning at an iron pin in the southerly side of Tennyson Avenue; thence, 57 deg. 48' E 70.5 feet to a stake; thence N 70 deg. 27' E 536.2 feet to a monument; thence S 27 deg. 3' E 92.4 feet to a monument; thence N 66 deg. 29' E 390.5 feet to a monument; thence, N 61 deg. 40' E 223.1 feet to an iron pin; thence, S 63 deg. 20' W 170.7 feet to an iron pin; thence S 7 deg. 53' W 50.5 feet to an iron pin; thence, S 79 deg. 27' W 325.6 feet to a stake; thence, S 62 deg. 39' W 16.0 feet to a stake; thence, S 79 deg. 0' W 110.3 feet tc a stake; thence S 76 deg. 37' W 480.6 feet to the point of beginning containing approximately 1.23 acres.

Said property is now claimed by J. W. Jones, Sr., an unmarried person, by prescriptive rights, he having claimed same for more than 20 years by continuous, exclusive, hostile, actual and notorious adverse possession.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $50.00. Affiant J. R. McKinney
Subscribed and sworn to before me this 19th day of July 1968

Deputy Register J. Gentry

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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 I do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, the Grantor, do further covenant and bind myself, my 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.

Witness my hand this 13th day of July, 1968

X [illegible]

STATE OF TENNESSEE
DAVIDSON County.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. W. Jones, Sr., an unmarried person

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

Witness my hand and official seal at Madison, Tennessee, this 13th day of July, 1968.

Joseph L. Stitt, Notary Public

My Commission Expires Nov. 1, 1968

Commission Expires

STATE OF
County of

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

the bargainor, with whom I am personally acquainted, and who acknowledges 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

STATE OF TENNESSEE
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

FELIX DALE REGISTER DAVIDSON COUNTY, TENN. JUL 15 10 37 AM '68 IDENTIF. REFERENCE → A 0 5 8 1 3