BOOK 4254 PAGE 745 FORM NO. WD-5

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,488

Arthur J. Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF July 1968.

Tom Blasco
Notary Public

MY COMMISSION EXPIRES: APRIL 30, 1969
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Miller Kimbrough, 404 James Robertson Parkway, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arthur J. Jones (NAME)	Kimbrough-Kavanaugh and Associates (NAME)	13D-11680
3915 Flicker Drive (STREET ADDRESS OR ROUTE NUMBER)	404 James Robertson Parkway (STREET ADDRESS)	
Nashville, Tennessee 37218 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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

- - - - TEN AND NO/100 - DOLLARS
Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged and the assumption of a Deed of Trust to Miller Kimbrough, Trustee, of record in Book 2872, page 5, Register's Office for Davidson County, Tennessee,

We, Charles J. Waterston and wife, Wanda McWhorter Waterston,

_____ have bargained and sold, and by these presents do transfer and convey unto the said Arthur J. Jones and wife, Barbara S. 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. 203 on the Plan of Treppard Heights, Section 1, of record in Book 2663, pages 64 and 65, Register's Office for Davidson County, Tennessee.

Said Lot No. 203 fronts 75 feet on the westerly side of Flicker Drive and extends back 210.1 feet on the northerly line and 210 feet on the southerly line to a dead line, measuring 75 feet thereon.

Being the same property conveyed to Charles J. Waterston and wife, Wanda McWhorter Waterston, by deed from Charles C. Douglas and wife, Lula B. Douglas, of record in Book 3919, page 273, Register's Office for Davidson County, Tennessee.

I hereby swear or affirm that the actual consideration or value for this transfer, whichever is greater, is $12488.00. Affiant Tom Blasco
Subscribed and sworn to before me this 26 day of July 1968
Deputy Register Allen Lentz

This is improved (X) unimproved ( ) property, known as 3915 Flicker Drive, Nashville, Tennessee 37218
(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 26th day of July, 1968

Charles J. Waterston
Charles J. Waterston

Wanda McWhorter Waterston
Wanda McWhorter Waterston

STATE OF TENNESSEE
Davidson County

BOOK 4254 PAGE 746

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles J. Waterston and wife, Wanda McWhorter Waterston

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 26th day of July 1968

Commission expires APRIL 30, 1969

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

WARRANTY DEED

FROM Charles J. Waterston et ux

TO Arthur J. Jones et ux

KIMBROUGH-KAVANAUGH AND ASSOCIATES

A 0 6 8 0 4

IDENTIF. REFERENCE

JUL 26 3 30 PM '68

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

#12,488.00

JUL 26 68	CONV	12,488.00				
JUL 26 68	S'TAX		A*	32.50		
JUL 26 68	PR'FEE		A*	.50		
JUL 26 68	W'DEED		A*	3.00	*	36.00

BEVERLY BRILEY, MAYOR

BOOK 4254 PAGE 747

Metropolitan Government of Nashville and Davidson County

CODES

BUILDING
ELECTRICAL
HOUSING
METROPOLITAN SCALES
PLUMBING
WEIGHTS & MEASURES
ZONING

DEPARTMENT OF CODES ADMINISTRATION
ROOM 301 METROPOLITAN COURTHOUSE
NASHVILLE, TENNESSEE 37201

July 15, 1968

H7
Re: 123 Elmore Street
Lot: 19
Sub: Block D, East Lawn Sub
43-1-18
Plat Book 547, page 153 & 154, R.O.D.C.

Mr. and Mrs. Larry Wilson Adkins
123 Elmore Street
Madison, Tennessee

JUL 26 MISC A* 3.00 * 3.00

Dear Mr. and Mrs. Adkins:

On July 15, 1968 you were present for the scheduled hearing in the office of the Director, Department of Codes Administration of the Metropolitan Government of Nashville and Davidson County, Tennessee, in answer to the complaint of the Metropolitan Housing Inspector dated July 1, 1968 regarding the property owned by you located at 123 Elmore Street, as of record in Book 3618, page 353, R.O.D.C.

The following determinations are based upon the inspection report submitted and the testimony presented at the hearing:

1. That the above dwelling is unfit for human habitation due to conditions existing therein which are deemed unsafe, unsanitary, and detrimental to the health, safety, and morals of the occupants of said dwelling, and which are otherwise deemed inimical to the general welfare of the residents and property owners of the Metropolitan Nashville and Davidson County area.
2. That it further appears that the cost of repairs necessary to render this dwelling fit for human habitation in compliance with the Metropolitan Housing Code would not exceed fifty percent (50%) of the physical value of such dwelling.

Therefore, on the basis of these determinations and in accordance with the provisions of the Metropolitan Housing Code, you are hereby ordered to repair, alter, or improve said dwelling to render it fit for human habitation or use or to vacate and close the dwelling on or before Sept. 15, 1968.

Very truly yours,

R. L. Walker

~~C. H. McIntyre,~~ R. L. Walker, Director
~~Housing Inspection Supervisor~~

~~CHM/as~~ RLW/es
Enclosure/Findings of Fact
cc: Sanders Mfg., Co. - 124 4th Avenue, South

The Metropolitan Housing Code, Section 4.3, provides for an appeal by a property owner from a decision of the Director (or his designated agent) to the Metropolitan Board of Housing Code Appeals. Should you choose to request an appeal before the Board, such request must be in writing setting forth a brief statement of the grounds for appeal and filed within ten (10) days after receipt of this order. In the absence of a request for such appeal, the inspection report and the findings of the Director (or his designated agent), will be presented to the Board for its review.

You are hereby notified that should you fail to comply with this order or to file a written request for an appeal and should the Board sustain the findings and order of the Director (or his designated agent), the Metropolitan Housing Code, Sections 3.4 and 3.6, authorizes the Director to cause the subject dwelling to be repaired, altered, or improved or to be vacated and closed and the cost of such action to be made a lien against the real property.

R. L. Walker

R. L. Walker, Director

DCA-H7

RECEIVED FOR RECORD JUL 26 3 39 PM
REGISTER OF DEEDS
DAVIDSON COUNTY, TENN.

106505

July 15, 1968

BOOK 4254 PAGE 748

This is the Housing Inspection Supervisor's "Findings of Fact" regarding the property located at 123 Elmore Street, being owned by Mr. and Mrs. Larry Wilson Adkins.

1. The dwelling was determined to be unfit for human habitation because:

   a. Bath facilities, kitchen sink and hot water not provided as required by Section 5 of the Housing Code.
   b. Chimney defective creating a fire hazard.
   c. Roof leaks in several places.
   d. Yard area in very unsanitary condition.
   e. Cornices, eaves, porches, steps, siding and underpinning in a highly deteriorating condition.
   f. Windows and doors defective, glass and screens not provided for all openings.
   g. Interior highly damaged and in very unsanitary condition including walls, ceilings, floors, doors and woodwork.
   h. Heating system not provided as required by Section 6.5 of the Housing Code.

2. This dwelling must be made to comply with the minimum requirements of the Housing Code or vacated and closed as a human habitation prior to Sept. 15, 1968.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Ann Stone, a Notary Public in and for said State and County, personally appeared R. L. Walker with whom I am personally acquainted, and who upon oath, acknowledged himself to be the Director, respectively, of the Department of Codes Administration of the Metropolitan Government of Nashville and Davidson County, Tennessee, a public corporation, and that he as such Director, being authorized so to do by authority of Metropolitan Ordinance #64-350 (as amended), - the Housing Code - executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at Nashville, Tennessee, this 16th day of July, 1968.

My Commission Expires Feb. 21, 1971

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Ann Stone
Notary Public