BOOK 4395 PAGE 179

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14316

Phillip Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF [illegible] 19[illegible]

[illegible]
Notary Public

MY COMMISSION EXPIRES: 2-7-[illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

W. G. TRABER, ATTORNEY, 2525 LEBANON ROAD, NASHVILLE, TENNESSEE 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip Wayne Jones (NAME)	Dobson & Johnson, Inc. (NAME)	Map 96-11
613 Templewood Drive (STREET ADDRESS OR ROUTE NUMBER)	Third National Bank Building (STREET ADDRESS)	Par. 78
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James Earl Emerson and wife, Dorothy M. Emerson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip Wayne Jones and wife, Gayla N. Jones

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:

Land in Davidson County, Tennessee, being Lot No. 618 on the Plan of Cloverhill, Section VIII, of record in Book 2331, pages 10 and 11, Register's Office for said County.

Said lot fronts 60 feet on the easterly side of Templewood Drive and extends back 235 feet on the northerly line and 221.9 feet on the south line which is a broken line, to a dead line in the rear on which it measures 102 feet.

Being the same property conveyed to James Earl Emerson and wife, Dorothy M. Emerson by deed from Travis N. Norman and wife, Jo Ann B. Norman, as of record in Book 4012, page 420, Register's Office for Davidson County, Tennessee.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4012, page 421, Register's Office for said County.

unimproved ( ) This is improved (X) property, known as 613 Templewood Drive (House Number) (Street) Nashville (P. O. Address) (City or Town) 37214 (Postal Zip)

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 hand s this 30th day of January, 19 70

James Earl Emerson

x Dorothy M. Emerson

BOOK 4395 PAGE 180

STATE OF TENNESSEE
Davidson County

Personally appeared before me, WILLIAM G. TRABER, a Notary Public in and for said County and State, the within named James Earl Emerson and wife, Dorothy M. Emerson

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 30 day of January 19 70

Commission expires 2-7-1973

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

James Earl Emerson, et ux

TO

Phillip Wayne Jones, et ux

A 67510

IDENTIF. REFERENCE

FEB 2 8 04 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAIL TO:
W. G. TRABER
2525 LEBANON ROAD
NASHVILLE, TENN. 37214

FEB-27	CONV	14,316.00				
FEB-27	S TAX		A*	37.18		
FEB-27	RECFEE		A*	.50		
FEB-27	W DEED		A*	3.00	*	40.68