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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,000.00

Gary L. Deaton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1 DAY OF June 19 70

Notary Public

MY COMMISSION EXPIRES: March 24, 1973

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Frank M. Newman, Attorney, 2623 Lebanon Road, Donelson, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary L. Deaton et ux (NAME)	Emigrant Savings Bank (NAME)	Map 75-5
170 Bonnafield Drive (STREET ADDRESS OR ROUTE NUMBER)	51 Chambers Street (STREET ADDRESS)	Par. 71
Hermitage, Tenn. 37076 (CITY) (STATE) (P. O. ZIP)	New York, N. Y. 10007 (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, Arthur Jones, Jr. and wife, Jean Jones,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary L. Deaton and wife, Amy H. Deaton,

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. 868 on the Plan of Hermitage Hills Subdivision, Section 8, as of record in Book 3600, page 24, Register's Office for Davidson County, Tennessee.

Said Lot fronts 85.0 feet on the westerly margin of Bonnafield Drive and extends back between lines 106.03 feet on the northerly line and 147.46 feet on the southerly line to a dead line in the rear on which it measures 94.1 feet.

Being the same property conveyed to Arthur Jones, Jr. and wife, Jean Jones, by deed from Clarence Williams Green and wife, Frances M. Green, of record in Book 4186, page 572, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a mortgage of record in Book 3837, page 235 in the Register's Office for Davidson County, Tenn. the obligation to pay which is hereby assumed by the grantees.

This is { } unimproved { X } improved property, known as 170 Bonnafield Drive, Hermitage, Tennessee 37076
(House Number) (Street) (P. O. Address) (City or Town) (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 12 day of June, 19 70

Arthur Jones

Jean Jones

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Arthur Jones, Jr. and wife, Jean Jones,

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 1 day of JUNE, 1970.

Commission expires October 24, 1973

David M. [illegible]
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 ARTHUR JONES, JR. ET UX

TO GARY L. DEATON ET UX

A 8 0 7 1 7

IDENTIF. REFERENCE

JUN 16 1 31 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

JUN 16	CONV	18,000.00			
JUN 16	S'TAX		A*	46.80	
JUN 16	PR'FEE		A*	.50	
JUN 16	W'DEED		A*	3.00	* 50.30