This deed prepared by:
Henry Goodpasture
American Trust Bldg.
Nashville, Tennessee

WARRANTY DEED

BOOK 4432 PAGE 883

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Albert Edward Jones (NAME)	Same (NAME)	Map. 178
500 S. Figures Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pcl. 19
Franklin, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pcl

For and in Consideration of the sum of FIFTY-TWO HUNDRED & NO/100 ---------- ($5200.00) ---------- *DOLLARS*

cash in hand paid by Albert Edward Jones and wife, Ruby Jackson Jones, the receipt of which is hereby acknowledged;

We, Kenneth B. McPherson, Ida McPherson Linton, Mamie McPherson Jones, Emilee McPherson Dodson, Edith McPherson Toline, Mildred McPherson LaFont and David E. McPherson, being the sole heirs at law of Lucille M. Phipps, deceased,

have bargained and sold, and by these presents do transfer and convey unto the said Albert Edward Jones and wife, Ruby Jackson Jones, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A tract of land in the Ninth Civil District of Davidson County, Tennessee, on the west side of Highway No. 96, as shown on unrecorded map prepared by Barge, Waggoner & Sumner dated June 26, 1970, and being more particularly described as follows:

BEGINNING at a point on the westerly margin of Highway No. 96, said point being 300.0 feet northwesterly from the intersection of said westerly margin and the northerly line of the property conveyed to Maggie B. Allison as recorded in Book 548, page 242, R.O.D.C.; thence leaving said westerly margin of Highway No. 96, in a southwesterly direction parallel to the northerly line of Allison's property S 54° 30' W, 912.2 feet to the center of East Fork Creek; thence in a northerly direction, with the meanders of the centerline of said Creek N 21° 41' W, 29.2 feet; thence continuing with said Creek N 38° 17' W, 269.4 feet; thence leaving said East Fork Creek, in an easterly direction parallel to the southerly line of the herein described property N 54° 30' E, 880.5 feet to a point in the westerly margin of Highway No. 96; thence with said westerly margin, in a southeasterly direction with a curve to the left, said curve having a chord of S 42° 45' E, 299.8 feet, a length of 300.0 feet to the point of beginning, containing 6.1 acres, more or less.

Being part of the same property vested in Lucille Phipps, as Devisee under the will of James G. Phipps, deceased, as of record in Will Book 58, page 18, Probate Office, Nashville, Tennessee, the said Lucille Phipps having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 5200.00

Affiant

Subscribed and sworn to before me, this the 16th day of July, 1970

Notary Public

My commission expires: November 15, 1970.

(Affix Seal)

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unimproved (X)
This is improved ( ) property, known as ..... (House Number) (Street) 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 Albert Edward Jones and wife, Ruby Jackson Jones, their *heirs and assigns, forever.*

And we *do covenant with the said* Albert Edward Jones and wife, Ruby Jackson 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.*

And we, the Grantors herein named, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Albert Edward Jones and wife, Ruby Jackson Jones, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 13th *day of* July, *19* 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Kenneth B McPherson

Ida McPherson Linton
Mamie McPherson Jones
Emilee McPherson Dodson
Edith McPherson Toline
Mildred McPherson LaFont
David E. McPherson

By: Kenneth B McPherson
Attorney-in-Fact
under instrument of record in Book 4379
Page 664, R.O.D.C. Tenn.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, I. C. Simpkins, a Notary Public in and for said County and State, the within named Kenneth B. McPherson

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 Nashville, Tennessee, this 13th day of July, 19 70

I. C. Simpkins, Notary Public.

Commission Expires November 15, 1970.

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

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 OF TENNESSEE)
COUNTY OF DAVIDSON.)

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On this 13th day of July, 1970, before me personally appeared Kenneth B. McPherson, to me known to be the person who executed the foregoing instrument in behalf of Ida McPherson Linton, Mamie McPherson Jones, Emilee McPherson Dodson, Edith McPherson Toline, Mildred McPherson LaFont and David E. McPherson, and acknowledged that he executed the same as the free act and deed of said Ida McPherson Linton, Mamie McPherson Jones, Emilee McPherson Dodson, Edith McPherson Toline, Mildred McPherson LaFont and David E. McPherson.

Witness my hand and official seal at office in Nashville, Tennessee, this 13th day of July, 1970.

Notary Public

My comm. expires: November 15, 1970.

WARRANTY DEED

FROM

Kenneth B. McPherson, Et Al

TO

Albert Edward Jones, Et Ux

File: Union Trust Co. box

A 8 4 3 4 6

IDENTIF. REFERENCE

JUL 21 1 27 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL 21 70	CONV	*5,200.00			
JUL 21 70	S'TAX		A*	13.52	
JUL 21 70	PR'FEE		A*	.50	
JUL 21 70	W'DEED		A*	6.00	* 20.02

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE