BOOK 4465 PAGE 480

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF December, 1970

Notary Public

MY COMMISSION EXPIRES: April 29, 1973

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Marbut Glenn Gaston, Jr., Attorney at Law. Third National Bank Bldg
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James T. Reynolds	James T. Reynolds	Map 116-10
(NAME)	(NAME)	
306 Jackson Blvd.	306 Jackson Blvd.	Pdc. 30
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tennessee	Nashville, Tennessee	
(CITY) (STATE) (P. O. ZIP)	(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, John N. Van Ness et ux, Catherine G. Van Ness

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James T. Reynolds et ux, Nants H. Reynolds

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. 4 on the Map of Johnson Bransford's Subdivision of part of Lot No. 3 in the Subdivision of Deer Park Bellemeade, as of record in Book 421, page 133, Register's Office for said County.

SAID Lot No. 4 fronts 100 feet on the northerly side of Jackson Boulevard and runs back 285.5 feet on the westerly line and 283.6 feet on the easterly line to the southerly line of Lot No. 5, measuring 100 feet theron.

BEING the same property conveyed, to John N. Van Ness and wife, Catherine G. Van Ness, by deed from Carson Campbell Carlisle and wife, Lucy Greer Carlisle, of record in Book 3931, page 878, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved ( ) property, known as 306 Jackson Blvd. Nashville Tennessee
(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 hands this 8th day of December, 1970

John N. Van Ness

Catherine G. Van Ness

STATE OF TENNESSEE
Davidson County

BOOK 4465 PAGE 481

Personally appeared before me, Ruth Randolph, a Notary Public in and for said County and State, the within named John Van Ness et ux, Catherine G. Van Ness

the bargainor, 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 8th day of December 1970

Commission expires April 29, 1973

Ruth Randolph
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

Return to Grantee Title

WARRANTY DEED

FROM
John N. Van Ness

Catherine G. Van Ness

TO
James T. Reynolds

Nantz H. Reynolds

A 98722

IDENTIF. REFERENCE

DEC 9 2 42 PM '70

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC-9 70	CONV	42,000.00			
DEC-9 70 S'TAX			A*	109.20	
DEC-9 70 PR'FEE			A*	.50	
DEC-9 70	W'DEED		A*	3.00	* 112.70