This instrument was prepared by: Frank S. King, Jr., Attorney
507 American Trust Building
Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
William D. Taylor et ux	- Same -	11D - 37080
(NAME) 712 Old Hickory Blvd.	(NAME)	BOOK 4472 PAGE 567
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tennessee 37115	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

TEN and no/100 --------- ($10.00) ---------- *Dollars,*
cash in hand paid and other good and valuable consideration,
the receipt of which is hereby acknowledged,

we, L. V. Jones and wife, Lillie Berniece Jones,

have this day bargained and sold, and do hereby transfer and convey unto the said
William D. Taylor, Jr. and wife, Mildred C. Taylor,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

A certain tract or parcel of land in the 11th, formerly 19th, Civil District in Davidson County, Tennessee, located on Hall's Lane Section of Old Hickory Boulevard, described according to a copy of a survey by Harvey Gee, Surveyor, December 20, 1954, as follows:
BEGINNING at a point on the northerly margin of Old Hickory Boulevard, at an iron pin, the southwest corner of the land conveyed to Geo. P. Howell and Wm. H. Howell, by deed from A. J. Coleman, et al, of record in Book 2301, page 493, Register's Office for said County; thence with the margin of Old Hickory Boulevard, southwesterly, along a slight curve, 163.49 feet to an iron pin at the beginning of a curve; thence along said curve, northwesterly 39.3 feet to a point on the easterly margin of Graycroft Avenue, as proposed to be located; thence with the proposed margin of Graycroft Avenue, north 3° 02' 22" east 9.62 feet to a point, and continuing with the margin of the same, as proposed to be located, northeastwardly, along a slight curve, 279.19 feet to a point; thence south 72° 44' 30" east 158.5 feet to a hub, said Howell's northwest corner; thence with Howell's west line, south 4° 02' west 220.05 feet to the beginning.
Being the same property conveyed to L. V. Jones and wife, Lillie Berniece Jones, by deed from L. V. Jones, et al, of record in Book 3963, page 385, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 27,500.00

Subscribed and sworn to before me, this the 7 day of Jan - 7 - 1971

My commission expires My Commission Expires August 11, 1973 (Affix Seal)

Affiant William D Taylor Jr

Notary Public Ted Rumley

This is unimproved ( ) improved (X) property, known as 712 Old Hickory Boulevard, Madison, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
William D. Taylor, Jr. and wife, Mildred C. Taylor,

their *(successors),*

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* William D. Taylor, Jr. and wife, Mildred C. Taylor, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 7 *day of* Jan, 1971, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

L. V. Jones
Lillie Berniece Jones

Lillie Berneice Jones and Lillie Bernice Jones is one and the same person.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Fred S. Ramsey, *a Notary Public in and for said County and State,* L. V. Jones and wife, Lillie Berniece Jones, *the within named 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* 7 *day of* Jan, *19*71.

My Commission Expires August 11, 1973

Fred S. Ramsey, *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.....

RETURN TO: RAMSEY REALTY
P. O. BOX 268 NASHVILLE, TENN. 37202

WARRANTY DEED

FROM

L. V. JONES, et ux

TO

WILLIAM D. TAYLOR, JR., et ux

JAN 11 71	CONV	27,500.00			
JAN 11 71	S'TAX		A*	71.50	
JAN 11 71	PR'FEE		A*	.50	
JAN 11 71	W'DEED		A*	3.00	* 75.00

B 0 1 3 9 9

IDENTIF. REFERENCE

JAN 11 8 49 AM '71

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE