BOOK 4496 PAGE 891

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,989.02

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April, 1971.

Notary Public

MY COMMISSION EXPIRES: 12-12-72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Percy Wilkins, Jr., Atty. 112 Stahlman Bldg, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James F. Standley (NAME)	Kimbrough-Kavanaugh & Associates (NAME)	6DA 60027
305 Elysian Fields Road (STREET ADDRESS OR ROUTE NUMBER)	444 James Robertson Parkway (STREET ADDRESS)	Map 133 11
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par 80

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, DAVID V. JACKSON and wife, JO ANN JACKSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES F. STANDLEY and wife, BARBARA R. STANDLEY

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. 15 on the Plan of Section One, Valley View Meadows, of record in Book 3500, page 69, as amended by instrument of record in Book 3708, page 162, all in the Register's Office for said County, described and shown on said Plan, as amended, as follows:

LOT NO. 15: BEGINNING at a point in the south margin of Elysian Fields Road, the same being the common corner of Lots Nos. 15 and 14; thence southwardly with the dividing line of Lots No. 15 and 14, 136 feet to an iron pin, the southwest corner of Lot No. 15; thence eastwardly with the rear line of Lots Nos. 15, 10, and 9; 84.02 feet to an iron pin, the southeast corner of Lot No. 15 and the southwest corner of Lot No. 16; thence with dividing line between Lots Nos. 15 and 16, N 43 deg. 33' West 135.15 feet to an iron pin in the southerly margin of Elysian Fields Road; thence westwardly with the margin of Elysian Fields Road 20.6 feet to a concrete monument, the beginning of a 4.61 degree curve; thence westwardly with the curve 61.0 feet to an iron pin, the point of beginning.

BEING the same property conveyed to David V. Jackson and wife, Jo Ann Jackson by deed from Randall Phillips Builders, Inc., a Tennessee corporation of record in Book 3845, page 915, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a Deed of Trust to Kimbrough-Kavanaugh and Associates, of record in Book 3845, page 917, Register's Office for Davidson*

This is improved (X) unimproved ( ) property, known as 305 Elysian Fields Road, 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 hand s this 23rd day of April, 1971

David V. Jackson

Jo Ann Jackson

* County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said Grantees.

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 David V. Jackson and wife, Jo Ann Jackson

the bargainor S, 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 23rd day of April, 1971

Commission expires 12-12-72

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

DAVID V. JACKSON ET UX

TO

JAMES F. STANDLEY ET UX

B 12531

IDENTIF. REFERENCE

APR 27 2 12 PM '71

REGISTER
DAVIDSON COUNTY, TENN.

APR27	CONV	20,989.02			
APR27	S'TAX		A*	54.60	
APR27	R'FEE		A*	.50	
APR27	W'DEED		A*	3.00	* 58.10

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FELIX [illegible]
ATTORNEY AT LAW
[illegible] STAHLMAN BUILDING
[illegible], TENNESSEE 37201