WARRANTY DEED

BOOK 4533 PAGE 875

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
John F. Jacques, etux	First Federal Savings	Map. 145-3
(NAME) 1126 Tyne Blvd.	(NAME) 236 4th Ave. No.	Pcl. 12
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tenn., 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	pd

FOR AND IN CONSIDERATION of the sum of

----------Ten & NO/100 ($10.00)----------

Dollars,

and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, we, J. Eugene Taylor and wife, Josephine C. Taylor

have this day bargained and sold, and do hereby transfer and convey unto the said John F. Jacques and wife, [redacted]. Jacques, their Sandra M.

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A tract of land in the 7th, formerly 11th Civil District of Davidson County, Tennessee, being lot No. 13 of block "A" on the Map of Lealand Manor as of record in Book 974, page 74, Register's Office for said County, described as follows: Beginning at a point on the northerly side of Tyne Boulevard 541.1 feet easterly from the Granny White Pike, the southeast corner of lot No. 14 on said plan; and running thence eastwardly with the northerly side of Tyne Boulevard 225.2 feet to the southwest corner of Lot No. 12 on said plan; thence north 2° 22' east, with the line between said lots Nos. 12 and 13, 413.6 feet to a point in the southern line of lot No. 4 on said Plan, the northwest corner of said lot No. 12; thence westwardly with the line between lots Nos. 4 and 3 on said plan and lot No. 13, 225.1 feet to the northeast corner of said lot No. 14; and thence south 2° 20' west, with the line between said lots Nos. 13 and 14, 433.1 feet to the beginning, containing 2.18 acres, more or less.

Being the same property conveyed to J. Eugene Taylor and wife, Josephine C. Taylor by deed from Laura Lea Robertson, of record in Book 1108, page 605, said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 1040, page 679 and Book 1081, Page 643, R.O.D.C., Tennessee and 1971 property taxes prorated and assumed by purchasers.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 60,000.00

Subscribed and sworn to before me, this the 31st day of August 1971

Affiant William F. Howard

My commission expires: 5-4-75 (Affix Seal)

Notary Public Nancy C. Walker

This is unimproved ( ) improved (X) property, known as 1126 Tyne Blvd., Nashville, 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 John F. Jacques and wife, [redacted]. Jacques, their Sandra M. *(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.* except as stated above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* John F. Jacques and wife, [redacted]. Jacques, Sandra M. their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 31st *day of* August, *19* 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

J. EUGENE TAYLOR

JOSEPHINE C. TAYLOR

This Instrument prepared by William F. Howard, Attorney,
700 American Trust Building, Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Nancy C. Walker, *a Notary Public in and for said County and State,* J. Eugene Taylor and wife, Josephine C. Taylor

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* 31st *day of* August, *19*71.

Nancy C. Walker *Notary Public*

Commission expires 5-4-75

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 .....

60,000.00

WARRANTY DEED

FROM

J. EUGENE TAYLOR, ETUX

TO

JOHN F. JACQUES, ETUX

This Instrument prepared By William F. Howard, Attorney
700 American Trust Building, Nashville, Tennessee

SEP-1[illegible]	CONV	60,000.00			
SEP-1[illegible]	S'TAX		A*	156.00	
SEP-1[illegible]	PR'FEE		A*	.50	
SEP-1[illegible]	W'DEED		A*	4.00	* 160.50

PLEASE MAIL TO - Mr. John F. Jacques, 6320 Noll Drive
Lot #2, Brentwood, Tenn., 37027

329126

IDENTIF. REFERENCE

Sep 1 2 59 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE