This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

BOOK 4537 PAGE 398

WARRANTY DEED

ATC-166061

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr/Mrs Boyde W. Jones (NAME)	New Owners (NAME)	22-0-132
3299 Union Hill Road (STREET ADDRESS OR ROUTE NUMBER)	3299 Union Hill Road (STREET ADDRESS)	Field Book
Joelton, Tennessee (CITY) (P. O. ZONE) (STATE)	Joelton, Tennessee (CITY) (ZONE) (STATE)	14D-23780

For and in Consideration of the sum of TEN DOLLARS *($10.00) * * * * * * * * * * * * *DOLLARS*

and other good and valuable considerations, the recept of all of which is hereby acknowledged, and in further consideration of the assumptin of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note dated October 16, 1970, in the original principal sum of $24,000.00, payable to Flora M. Carney, in monthly installments of $200.00, including interest at 7½% per annum, beginning November 16, 1970, balance October 16, 1980, and secured by a vendor's lien retained in the deed of record in Book 4453, page 137, Register's Office for Davidson County, Tennessee,

ROBERT E. HIGDON and wife, MONA HIGDON

have bargained and sold, and by these presents do transfer and convey unto the said BOYDE W. JONES and wife, PATRICIA JONES, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being in the 14th Civil District of said County, described according to a survey made by Harold H. Cole, Surveyor, dated September 28, 1970, as follows:

BEGINNING at the point of intersection of the center lines of Union Hill Road and Clay Lick Road; thence eastwardly with the center line of Clay Lick Road 264 feet to a point; thence north 7° west 155 feet to a point; thence north 86° east 173 feet to a point; thence south 29 feet to a point, said point being the northwesterly corner of the property conveyed to Fred Schmidt and wife, Ernestine Schmidt, by deed from Grover C. Carney and wife, as of record in Book 2751, page 607, said Register's Office; thence north 75° east 310.6 feet, more or less, to a point in the westerly margin of property conveyed to James W. Hobbs and wife, Calvin Hobbs, by deed from Grover C. Carney and wife, as of record in Book 3284, page 277, Register's Office for said County; thence with the said Hobbs' property, northwardly 18 feet to a point; thence with the northerly line of said Hobbs' tract northeastwardly 103.5 feet to a point; thence with the easterly line of said Hobbs' tract southwardly 20 feet, more or less, to the northwesterly corner of property conveyed to B. L. Reding and wife, Elizabeth F. Reding, by deed from Grover C. Carney and wife, as of record in Book 3679, page 397, said Register's Office; thence with the northerly boundary of said Reding tract south 86° east 100 feet to a point; thence north 4°21' east

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater for this transfer is $34,299.35
Subscribed and sworn to before me, this the 9th day of September 71
My commission expires: July 23, 1974. (Affix Seal)

Boyde W. Jones
Affiant

Reau E. Folk Jr.
Notary Public

462.5 feet to an iron pin; thence north 85° west 221 feet to a poplar; thence south 23°15' west 345 feet to a beech; thence south 87° 693 feet to the center of Union Hill Road; thence with the center line of said Union Hill Road, south 11° east 397.2 feet to the point of beginning, containing 8.25 acres, more or less.

Being the same property conveyed to Robert E. Higdon and wife, Mona Higdon, by deed from Flora M. Carney, a widow, as of record in Book 4453, page 137, said Register's Office.

This conveyance is made subject to (1) easement for road purposes granted Davidson County, by instrument of record in Book 1681, page 90, Register's Office and (2) Right-of-Way for Clay Lick Road and Union Hill Road.

unimproved ( ) This is improved (X) property, known as 3299 Union Hill Road, Joelton, Tennessee
(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 BOYDE W. JONES and wife, PATRICIA JONES, their *heirs and assigns, forever.*

And we *do covenant with the said* BOYDE W. JONES and wife, PATRICIA 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.*, except as shown above and 1971 taxes, which have been prorated and assumed by the Buyers.

And we, ROBERT E. HIGDON and wife, MONA HIGDON *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* BOYDE W. JONES and wife, PATRICIA JONES, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 9th *day of* September, *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.*

/s/ Robert E. Higdon
Robert E. Higdon

/s/ Mona Higdon
Mona Higdon

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Reau E. Folk, Jr., *a Notary Public in and for said County and State, the within named* Robert E. Higdon and wife, Mona Higdon

the 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* 9th *day of* September, *19* 71.

....., *Notary Public.*

Commission Expires July 23, 1974.

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, Dorsey McCay JR, *a Notary Public in and for said County and State, the within named* Robert E. Higdon and wife, Mona Higdon

the 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 Memphis, Tennessee, *this* 13 *day of* September, *19* 71.

Dorsey McCay JR, *Notary Public.*

Commission Expires MY COMMISSION EXPIRES AUG. 2, 1975

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 .....

MEMPHIS DEED

WARRANTY DEED
REF:mas

FROM
ROBERT E. HIGDON AND WIFE

TO
BOYDE W. JONES AND WIFE

B 30775

IDENTIF. REFERENCE

Sep 16 3 30 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

Lila Rean Hale

SEP 16 7?	CONV	34,299.35			
SEP 16 7?	S'TAX		A*	89.18	
SEP 16 7?	PR'FEE		A*	.50	
SEP 16 7?	W'DEED		A*	8.00	* 97.68