BOOK 4630 PAGE 737 Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS:

$14,500.00 Richard E. Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF August, 1972

W. K. Georgas, Jr.
Notary Public

MY COMMISSION EXPIRES: 5/10/75
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219
NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD E. JONES (NAME)	MORTGAGE ASSOCIATES, INC. (NAME)	3D 59126
712 Braidwood Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	96-10
Donelson, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	193

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, JAMES A. POWELL and CLEMMIE KEELING

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD E. JONES et ux CHERYL A. JONES

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. 307 on the Plan of Cloverhill Subdivision, Section 7, as of record in Book 2133, Page 92, Registers Office Davidson County, Tennessee.

SAID Lot No. 307 fronts 85 feet on the Easterly side of Braidwood Drive and runs back 149.2 feet on the Southerly margin and 164 feet on the Northerly margin to dead line in the rear on which it measures 50 feet thereon.

BEING the same property conveyed to James A. Powell and Clemmie Keeling from Louie Dale Cunningham and Helen Wilson Cunningham by deed of record in Book 4608, Page 236, Registers Office of said County.

THIS conveyance is subject to the restrictive covenants of record in book 2145, Page ; also in Book 2273, Page 88, Aforesaid Registers Office.

AUG23	CONV	14,500.00			
AUG23	STAX		A*	37.70	
AUG23	PUFEE		A*	.50	
AUG23	WDEED		A*	4.00	* 42.20

This is (unimproved) (improved) (x) property, known as 712 Braidwood Drive, Donelson, Tennessee 37214
(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 21st day of August, 1972

James A. Powell — Clemmie Keeling

James A. Powell — Clemmie Keeling

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. K. Georgas, Jr., a Notary Public in and for said County and State, the within named James A. Powell and Clemmie Keeling

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 21st day of August 19 72

Commission expires 5/10/75

Notary Public W. K. Georgas, Jr.

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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

JAMES A. POWELL and CLEMMIE KEELING

TO

RICHARD E. JONES et ux CHERYL A. JONES

B 7 2 7 8 7

IDENTIF. REFERENCE

AUG 23 10 08 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seldon
Attorney-at-Law
480 James Robertson Parkway
Nashville, Tennessee 37219