Title No. 183266.

Deed Prepared by

C. Alex Meacham

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

W. A. Jones and wife,

Bobbie L. Jones

TO

David H. Parker and

T. P. Stephens, Jr.

For draftsman's use

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David H. Parker (NAME)	same (NAME)	135-28
3707 North Natchez Ct (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

C 3610 0.

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IDENTIF. REFERENCE

DEC 21 12 25 PM '73

FELIX ZOLLICOFFER REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 15,000. W. A. Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December 1973.

C. Alex Meacham
Notary Public

MY COMMISSION EXPIRES: May 1, 1976

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

For and in Consideration of the sum of ------FIVE THOUSAND ($5,000.) DOLLARS

---DOLLARS

cash in hand paid and other good and valuable considerations, one consideration being the Grantee herein takes the below described property subject to a $10,000.00 indebtedness outstanding and agrees to pay same.

If in the event that buyers are unable to secure reasonable financing at the end of six (6) months, or when the $10,000 note becomes due, the Seller agrees to pay the note in full and to finance the $10,000 balance over a five (5) year period at 9% simple interest on the unpaid balance. There will be no penalty for prepayment.

Seller also agrees to have Item #3 of the Title Policy #183266 from Attorney's Title Company removed within sixty (60) days from date of deed.

Buyers agree to deduct $500 for a boundary survey and $340.39 for 1972 and 1973 taxes which the Buyer agrees to pay and is to be deducted from the $5,000 down payment.

Buyers are to credit the Seller the amount of $197.92 for the prepaid interest on the $10,000 note.

If said $10,000 balance is financed by Seller, said balance to be paid in equal annual installments.

D.A.P. 12/29/73
W.A.J. 12/20/73
B.J. 12/20/73

RECORDER'S MEMO
Legibility of Writing, Typing or Printing Unsatisfactory When Received

We, W. A. Jones and wife, Bobbie L. Jones. . . . . ..

have bargained and sold, and by these presents do transfer and convey unto the said

David H. Parker & T. P. Stephens, Jr.

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

TRACT I: Land in the 2nd Civil District of Davidson County, Tennessee described as follows:

Beginning at a point in the center of the Franklin Limestone Road, said point being the southeast corner of the Smith 26 acre tract; thence North 76° West and along the southerly line of said Smith tract, 1,173.4 ft., more or less, to a stake in an old fence, Smith's southwest corner; thence South 3° 10 min. West along said fence line, 952 ft., more or less, to a stake, being the old original southwest

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corner of the Moran tract of which this is a part; thence South 73° 20 min. East and along old fence line, 654.4 ft., more or less, to the center of Franklin Limestone Road; thence North 33° 15 min. East and along the center of said Road, 1,016.4 ft., more or less, to the beginning, containing 20 acres, more or less.

TRACT II; Land in the 2nd Civil District of Davidson County, Tennessee, described as follows:

Beginning at a corner post, the southwest corner of the herein described 15 acres more or less tract; running thence the following; North 3° 10 min, East along a fence line 395 ft. to a point; thence North 89° 30 min. East for a distance of 1,230 ft, more or less to the center line of Franklin Limestone Road; thence with the center line of Franklin Limestone Road around a curve to the left, said curve having a radius of 625 ft., more or less, for a distance of 165 ft.; thence continuing along the center line of Franklin Limestone Road, South 1° 30 min. East for a distance of 200 ft. to the beginning of a curve to the right;thence continuing along the center line of Franklin Limestone Road around a curve to the right, said curve having a radius of 500 feet, more or less, for a distance of 346.5 ft.; thence North 76° West along a fence line for a distance of 1,173.4 ft. to a corner post, the point of beginning, containing 15 acres, more or less.

INCLUDED in the above description describing said two tracts of land but expressly excluded from this conveyance are those portions of said land known as Una Manor, Section 1, of record in Book 2854, page 83, and Una Manor, Section 2, of record in Book 2900, page 95. Said sections of Una Manor as shown on said recorded plans being expressly excluded. This deed conveys 9 acres, more or less.

BEING THE same property conveyed to W. A. Jones, and wife, Bobbie L. Jones by deed of record in Book 4766, Page 399. R.O.D.C. Tennessee.

This is (unimproved (X) improved ( )) property, known as Franklin Limestone Road; Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said David H. Parker & T. P. Stephens, Jr. ~~xxxx~~ their heirs and assigns, forever.

And we do covenant with the said David H. Parker & T. P. Stephens, Jr. 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 herein set out.

And we, W. A. Jones and wife, Bobbie L. Jones do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said David H. Parker & T. P. Stephens, Jr. their ~~xxxx~~ heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 20th day of December, 19 73, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

W. A. Jones

Bobbie L. Jones

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

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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 W. A. Jones, and wife, Bobbie L. Jones

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 20th day of December, 19 73

C. Alex Meacham, Notary Public

Commission Expires May 1, 1976

STATE OF
County of

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at, this day of, 19

, Notary Public

Commission Expires

DEC21 CONV 15,000.00
DEC21 STAX A* 39.00
DEC21 PRFEE A* .50
DEC21 WDEED A* 6.00 * 45.50

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