THIS INSTRUMENT PREPARED BY:
DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

BOOK 4777 PAGE 505

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP, PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
116-7-12	Mr. Justin P. Wilson same as below	Mr. Justin P. Wilson 401 Sunnyside Drive Nashville, Tennessee
FIELD BOOK NUMBER(S) B. M. 3805	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 401 Sunnyside Drive	LOAN OR ACCOUNT NO.
		PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

CHARLOTTE B. JAKES, A WIDOW

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JUSTIN P. WILSON

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the easterly part of Lot 11 of Block "D" on the Map of the Subdivision of the Malone Property, called Honeywood, not of record and described according to a copy of a survey thereof made by Wm. Collier Parrish, Assoc. Civil Engineers, dated February 23, 1960, as follows:

BEGINNING at a point in the southerly margin of Malone Avenue at an iron pin which is 50 feet east of an iron pin set at the original corner of Lots 10 and 11; thence with the margin of Malone Avenue, easterly 175 feet to an iron pin at the beginning of a curve; thence around said curve, southwesterly 39.3 feet to an iron pin in the westerly margin of Sunnyside Drive; thence with the margin of said Drive, southerly 175 feet to an iron pipe at the corner of Lots 11 and 12; thence with the line between said lots, westerly 200 feet to an iron pipe which is 50 feet east of the corner of Lots 10 and 11; thence northerly 200 feet to the point of beginning.

Being the same property conveyed to E. Hays Jakes and wife, Charlotte B. Jakes, by deed of record in Book 2797, page 569, the said E. Hays Jakes having since died.

This conveyance is made subject to restrictions of record in Book 1291, page 119.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 31st day of December, 1973.

Charlotte B. Jakes
Charlotte B. Jakes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4777 PAGE 506

Before me, David B. Herbert, a Notary Public in and for the State and County aforesaid, personally appeared the within named Charlotte B. Jakes the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 31st day of December, 1973.

My commission expires: 7-27-77

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December, 73

MY COMMISSION EXPIRES: 7-27-77 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM CHARLOTTE B. JAKES, A WIDOW

TO JUSTIN P. WILSON

C 3 7 0 8 1

IDENTIF. REFERENCE

JAN 2 3 28 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JAN-2	CONV	90,000.00		
JAN-2	CONV	40,500.00		
JAN-2	S TAX		A* 339.30	
JAN-2	PR FEE		A* .50	
JAN-2	W DEED		A* 4.00	* 343.80

Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Flr., 3rd Natl. Bk. Bldg.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public