BOOK 4779 PAGE 708 FORM NO. WD-1

PREPARED BY:
A. BRADEN FLOYD, JR. ATTY.
333 WHITE BRIDGE ROAD
NASHVILLE, TN 37209

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,000.00

Jessie M. Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF Jan. 1974

Notary Public

MY COMMISSION EXPIRES: 3-26-1978

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nelson R. Jones, et ux (NAME)	Kimbrough-Kavanaugh (NAME)	
3073 Richmond Hill Drive (STREET ADDRESS OR ROUTE NUMBER)	404 Jas. Robertson Pkwy (STREET ADDRESS)	
Nashville, Tenn. 37207 (CITY) (STATE) (P. O. ZIP)	Nash. Tenn. (CITY) (STATE) (ZIP)	120 32 C 10

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, Everett E. Sansom and wife, Ruth Sansom

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nelson R. Jones and wife, Jessie M. 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. 175 on the Plan of Parkwood Estates, Section 1, of record in Book 2900, page 119, Register's Office for Davidson County, Tennessee.

SAID Lot No. 175 fronts 87.5 feet on the southwesterly margin of Richmond Hill Drive and runs back 106.3 feet on the northwesterly side and 150.0 feet on the southeasterly side of a dead line in the rear on which it measures 80.85 feet.

BEING the same property conveyed to Everett E. Sansom and wife, Ruth Sansom, by deed from Douglas M. Krantz and wife, Bonnie Krantz, as of record in Book 4741, page 450, Register's Office for Davidson County, Tennessee.

This is { unimproved } { improved } property, known as 3073 Richmond Hill Drive Nashville, Tennessee 37207
(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 hand s this 9 day of Jan., 1974

Everett E Sansom

Ruth Sansom

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 Everett E. Sansom and wife, Ruth Sansom

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 7 day of Jan., 1974

Commission expires 5/23/77

Notary Public

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) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) 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 Everette E. Sansom, et ux

TO Nelson R. Jones, et ux

C 38045

IDENTIF. REFERENCE

JAN 10 12 31 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

JAN 10	CONV	34,000.00			
JAN 10	STAX		A*	88.40	
JAN 10	RECFEE		A*	.50	
JAN 10	MTGTAX		A*	4.00	* 92.90