BOOK 1798 PAGE 520

WARRANTY DEED

This instrument was prepared by Earl Thompson, Atty. Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arthur Jones, Jr. (NAME)	Same (NAME)	53-2-87 &
2617 Pennington Bend Rd. (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	95 & 96 &
Donelson, Tn. 37214 (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	100 & 106

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

and other good and valuable considerations, the receipt of which is hereby acknowledged,

MAR22 CONV 26,250.00
MAR22 S'TAX A* 68.12
MAR22 PR'FEE A* .50
MAR22 W'DEED A* 6.00 * 74.62

I, C. A. Wilson, Trustee,

have bargained and sold, and by these presents do transfer and convey unto the said Arthur Jones, Jr., his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lots Nos. 2, 10, 11, 14 and 21 on the plan of Fairway View, Section 1, Part 2, as of record in Book 4675, page 55, Register's Office for said County, described as follows:

Said Lot No. 2 fronts 80.0 feet on the southeasterly side of Merritt Street and extends back 147.4 feet on the northeasterly line and 139.9 feet on the southwesterly line to a dead line measuring 80.34 feet thereon.

Said Lot No. 10 beginning at a point in the north margin of Ryburn Court, said point being the common corner of lots 9 and 10, thence with the line between said two lots northwest 164.0 feet to a point, thence North 65° 42' East 72 feet to a point, thence South 54° 46' East 100 feet to a concrete monument; thence South 51° 41' East 27.2 feet to the northwest corner of lot 11, thence South 31° 03' West 131.5 feet to a point in the north margin of Ryburn Court, thence along the northerly margin of said Court with a curve northwesterly 45 feet to the point of beginning.

Said Lot No. 11 beginning at a point in the northeast margin of Ryburn Court, said point being the common corner of lots 10 and 11, thence with a line between said two lots North 31° 03' East 131.5 feet to a point, thence South 51° 41' East 82.15 feet to a concrete monument, thence South 56° 35' East 82.90 feet to a point, thence South 41° 49' West 38.4 feet to a point, thence west with the common line of lot 11 and Reserve Parcel A, 153.9 feet to a point in the northeast margin of Ryburn Court, thence along the northeast margin of said Court, northwesterly 44 feet to the point of beginning.

Said Lot No. 14 beginning at a point in the northeasterly margin of Ryburn Drive, said point being the common corner of lots 14 and 15, thence with the line between said lots northeasterly 120 feet to a point, thence with the common line between lots 13 and 14 northwesterly 125.11 feet to a point

(CONTINUED)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The above consideration or value whichever is greater, for this transfer is $ 26,250.00

C. A. Wilson Trustee
Affiant

Subscribed and sworn to before me this the 22nd day of March, 1977

Mary R. Wilson
Notary Public

My commission expires: 10-11-77

(Affix Seal)

in the southeast margin of Ryburn Court, thence southwest along the southeasterly margin of Ryburn Court 95 feet to a point at the beginning of a curve, thence around said curve, which has a radius of 25 feet, southeasterly 39.27 feet to a point in the northeast margin of Ryburn Drive, thence southeast along the northeasterly margin of Ryburn Drive 100.11 feet to the point of beginning. BOOK 4798 PAGE 521
Said Lot No. 21 fronts 102.35 feet on the southwesterly side of Ryburn Drive and extends back 154.7 feet on the southeasterly line and 139.0 feet on the northwesterly line to a dead line measuring 93.1 feet thereon. Being part of the property conveyed to C. A. Wilson, Trustee, by deed from Harold W. Hitt, Trustee, of record in Book 4701, page 911, Register's Office for said County.

This property is conveyed subject to a five-foot drainage easement, 10 foot public utilities and drainage easement, 30-foot building setback line from Merritt Street (applies to Lot 2); anchor easements, 10-foot public utilities and drainage easement, sewer line easement, a 30-foot building setback line from Ryburn Court (applies to Lot 11); anchor easements, 20-foot public utilities and drainage easement, sewer line easement, a 30-foot building setback line from Ryburn Court (applies to Lot 10); ten-foot public utilities and drainage easement, sewer easement, overhang easement, 30-foot building setback line from Ryburn Drive, 15 foot building setback line from Ryburn Court (applies to Lot 14); anchor easement, 10-foot public utilities and drainage easement, 30-foot building setback line from Ryburn Drive, (applies to Lot 21; and conditions of owner's certificate, as shown on plan of record in Book 4675, page 55, Register's Office for Davidson County, Tennessee and restrictive covenants contained in an instrument of record in Book 4765, page 877, Register's Office for Davidson County, Tennessee (applies to all lots).

unimproved (X)
This is improved ( ) property, known as ..... Fairway View Subdivision Old Hickory
(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 Arthur Jones, Jr., his ..... *heirs and assigns, forever.*

And I *do covenant with the said* Arthur Jones, Jr. ..... *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, C. A. Wilson, Trustee, ... *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Arthur Jones, Jr., his ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 22nd *day of* March, *19*74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

C. A. Wilson, Trustee

C. A. Wilson, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Mary R. Wilson, a Notary Public in and for said County and State, the within named C. A. Wilson, Trustee

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

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of March, 19 74

Mary R. Wilson, Notary Public.

Commission Expires Aug 30, 1977

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

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

C 46685

IDENTIF. REFERENCE
MAR 22 11 15 AM '74
FELIX A. HILL REGISTER
DAVIDSON COUNTY, TENN.