BOOK 4874 PAGE 953

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$23,500.00 X Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF December 19 74

Notary Public

MY COMMISSION EXPIRES: 7-19-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Edward A. Seddon, Attorney Suite 308 301 Park Plus Blvd. Nashville, Tenn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Wynne Jones (NAME)	Mortgage Associates, Inc. (NAME)	5DU 4702X
3953 East Ridge Drive (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Dr., N.E., #300 (STREET ADDRESS)	148 - 14
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	6

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, Isaac Henry Irwin, Jr. et ux Shirley Ann Irwin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Wynne Jones et ux Carroll J. 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:

BEING Lot No. 157 on the Plan of Locustwood, Section 2 as of record in Book 2331, Page 147, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Isaac Henry Irwin, Jr. et ux Shirley Ann Irwin by deed of record in Book 4027, Page 746, Register's Office, Davidson County, Tennessee.

SAID conveyance is subject to restrictions of record in Book 2601, Page 453 and any existing easements.

This is improved (XX) unimproved ( ) property, known as 3953 East Ridge Drive, Nashville, Tennessee 37211
(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 11th day of December, 1974

Isaac Henry Irwin, Jr. Isaac H. Irwin Jr.

Shirley Ann Irwin Shirley Ann Irwin

STATE OF TENNESSEE
Davidson County

BOOK 4874 PAGE 954

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Isaac Henry Irwin, Jr. et ux Shirley Ann Irwin

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 11th day of December 19 74

Commission expires 7-19-78

Bruce Wallace
Notary Public

BRUCE WALLACE NOTARY PUBLIC STATE OF TENNESSEE

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 ISAAC HENRY IRWIN, JR. ETUX SHIRLEY ANN IRWIN

TO JOHN WYNNE JONES ETUX CARROLL J. JONES

C 81393

IDENTIF. REFERENCE

DEC 13 10 19 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seldon
Attorney-at-Law
Suite 308
301 Plus Park Blvd.
Nashville, Tennessee 37217

DEC 13	CONV	23,500.00			
DEC 13 S'TAX			A*	61.10	
DEC 13 PR'FEE			A*	.50	
DEC 13	W'DEED		A*	4.00	* 65.60

STATE OF TENNESSEE REAL ESTATE TRANSFER TAX