BOOK 4902 PAGE 198

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

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP, PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
116-12-82 PW	Mr/Mrs William Jacobs	Fidelity Federal Savings & Loan Fourth & Union Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) 7DA-32460	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 3701 Estes Road	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,

APR-8[illegible]	CONV	48,000.00			
APR-8[illegible]	S'TAX		A*	124.80	
APR-8[illegible]	PB'FEE		A*	.50	
APR-8[illegible]	W'DEED		A*	4.00	* 129.30

JOHN COLEMAN HAYES, and wife, INEZ HAYES hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WILLIAM M. JACOBS and wife, JUDY M. JACOBS

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 parts of Lots Nos. 3 and 4, Block "D" Map of Woodmont Lane Homesites, as of record in Book 1130, page 13, described according to a copy of survey thereof by S. R. Sanford, Jr., Surveyor, dated April 11, 1947, as follows:

BEGINNING at a point in the southerly margin of Auburn Lane, at the corner of Lots Nos. 2 and 3; thence with the line between said lots, southwesterly 230 feet to a point which is 18.5 feet northeast of the corner of said lots and of Lots Nos. 38 and 39, as measured along the line between Lots Nos. 2 and 3; thence easterly 196.5 feet more or less to a point in the westerly margin of Estes Avenue, which point is 57 feet north of the corner of Lots Nos. 4 and 5; thence with the margin of Estes Avenue, northerly 144.6 feet to the beginning of a curve; thence around said curve, northwesterly 31.3 feet to a point in the south margin of Auburn Lane; thence with the margin of the same, westerly 30 feet to the point of beginning.

Being property devised to John Coleman Hayes, as devisee under the will of Reba Walker Hayes, deceased, as of record in Will Book 109, page 192, Probate Court for said County.

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., Except for 1975 taxes, which have been prorated and assumed by Buyers.

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 4th day of April, 1975.

Inez Hayes

John Coleman Hayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, ~~David D. Huddleston~~ James D. Huddleston, a Notary Public in and for the State and County aforesaid, personally appeared the within named

John Coleman Hayes and wife, Inez Hayes

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, the 4th day of April, 1975.

My commission expires: ~~2/28/78~~ 4-30-78

James D. Huddleston
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 } William M. Jacobs

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $48,000.00

William M. Jacobs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF April 19 75

MY COMMISSION EXPIRES: ~~2/28/78~~ (AFFIX SEAL) James D. Huddleston
Notary Public

4-30-78

C 93423

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

IDENTIF. REFERENCE

APR 8 9 42 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

LN# 110123-3

WARRANTY DEED

FROM JOHN COLEMAN HAYES AND WIFE

TO WILLIAM M. JACOBS AND WIFE

ORTALE, KELLEY, HERBERT & CRAWFORD
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