BOOK 4939 PAGE 634

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,000.00

Ira B. Phelps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th DAY OF August 1975

Glory Thomas
Notary Public

MY COMMISSION EXPIRES: 2-12-78

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
GENERAL HOMES REALTY 182 THOMPSON LANE NASH., TENN. 37211
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| MR. IRA B. PHELPS (NAME) | SAME (NAME) | MAP 119-13 |
| 5213 Smartt Dr (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | PAR. 189 |
| Nash., Tn. 37220 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

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, ROY S. JONES AND WIFE CYNTHIA LYNN JONES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MR. IRA B. PHELPS and wife EDWINA F. PHELPS

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. 69 on the Map College Heights, as of record in Book 332, page 19, Register's Office for said county.

Said Lot No. 169 fronts 50 feet on the southerly side of Morton Street and runs back between parallel lines 169 feet to an alley.

BEING the same property conveyed to Roy S. Jones and wife Cynthia Lynn Jones, by deed from Dodson Batson, Trustee, with full power to sell or convey without the joinder of any beneficiary, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

Grantee agrees to assume 1975 taxes.

unimproved ( )
This is improved (X) property, known as 513 MORTON STREET NASHVILLE, TENNESSEE
(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 6th day of August, 1975

Roy S. Jones
ROY S. JONES

Cynthia Lynn Jones
CYNTHIA LYNN JONES

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, GEORGE E. MARGRAVE, a Notary Public in and for said County and State, the within named ROY S. JONES and wife CYNTHIA LYNN JONES

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 6th day of August 19 75

Commission expires 2-4-76

George Margrave
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

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 (his oath / their several oaths) acknowledged (himself / themselves) 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

TO

D 10229

IDENTIF. REFERENCE

AUG 8 10 50 AM '75

FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Mail Roy Jones
417 Mc. Glenwood Dr
Hendersonville Tenn 37075

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

| | | | | | |
|---|---|---|---|---|---|
| AUG-8 75 | CONV | 23,000.00 | | | |
| AUG-8 75 S'TAX | | | A* | 59.80 | |
| AUG-8 75 PR'FEE | | | A* | .50 | |
| AUG-8 75 | W'DEED | | A* | 4.00 | * 64.30 |