"THIS INSTRUMENT PREPARED BY JOSEPH G. CUMMINGS, JR., ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R. L. Jones, et ux (NAME:)	(NAME) BOOK 4957 PAGE 319	158-12-6
1709 Kingsbury Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	FH-13142
Nashville, Tenn. 37215 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/100 ($10.00) *DOLLARS,* and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Irby Bright, III and Sue A. Bright *have bargained and sold, and by these presents do transfer and convey unto the said* R. L. Jones and wife, Gayle S. Jones, 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. 544 on the Plan of Hillsboro Park, Section 13, as of record in Book 4175, page 19 and 20, Register's Office for said County.

Said lot fronts 220 feet on the westerly side of Kingsbury Drive as measured around a curve and extends back 374.5 feet on the northerly line and 437.5 feet on the southerly line to a dead line in the rear and measures 232 feet thereon.

Being the same property conveyed to Irby Bright, III and wife, Sue A. Bright, by deed from George W. Smith and wife, Jane D. Smith, of record in Book 4821, page 832, said Register's Office, the said Irby Bright, III and Sue A. Bright having since been divorced.

MARY B. COOPER NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 147,500.00

Subscribed and sworn to before me, this the 30 day of

Affiant

My commission expires: Aug 7, 1976

Notary Public

(Affix Seal)

Said real property is sold and conveyed subject to the following:

1. 1975 real property taxes, which have been prorated;

2. Restrictive covenants contained in an instrument of record in Book 2435, page 237, Register's Office for Davidson County, Tennessee, as amended in Book 2603, page 440, said Register's Office, and made applicable to said real property by instruments of record in Book 4169, page 719, and Book 4242, page 811, said Register's Office;

3. Owner's certificate, minimum building setback line from Kingsbury Drive to be established by the City of Forest Hills, 10 foot easement for public utility and drainage purposes along the westerly rear line of said lot, and a 2.5' x 25' utility anchor easement located on both the northeasterly front and southeasterly front corners of said lot — all as shown on the plan of record in Book 4175, pages 19 and 20, Register's Office for Davidson County, Tennessee.

Committee
Hillsboro Park, ~~Inc.~~ and Estes-Taylor Company, Inc., by and through their duly authorized officers, join in this instrument for the purpose of consenting to this conveyance.

unimproved ( )
This is improved (XX) property, known as 1709 Kingsbury Drive, Nashville, Tenn. 37215
(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 Grantees, their *heirs and assigns, forever.*

And Grantors *do covenant with the said* Grantees *that* they are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as stated herein.

And Grantors *do further covenant and bind* themselves, their *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.*

Witness our hands *this* 30th *day of* September, *19* 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

HILLSBORO PARK, ~~INC.~~ Committee

By J. J. Bell, Jr. member of Committee

ESTES-TAYLOR COMPANY, INC.

By J. Fred Estes

Neil Bright
IRBY BRIGHT, III

Sue A. Bright
SUE A. BRIGHT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, George W. Pickens, a Notary Public in and for said County and State, the within named Irby Bright, III

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 30th day of September, 1975.

George W. Pickens, Notary Public.

Commission Expires 11/12/75

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary B. Cooper, a Notary Public in and for said County and State, the within named Sue A. Bright

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

Witness my hand and official seal at Nashville, Tennessee, this 30th day of Sept., 1975.

Mary B. Cooper, Notary Public.

Commission Expires Aug. 17, 1976

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, George W. Pickens, a Notary Public of the State and County aforesaid, personally appeared G. F. Cole, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged him self to be a member of the HILLSBORO PARK, INC. COMMITTEE, the within named bargainor, a corporation, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Member.

Witness my hand and seal, at office in Nashville, Tennessee this 30th day of September, 1975.

George W. Pickens, Notary Public

Commission Expires Nov. 12, 1975

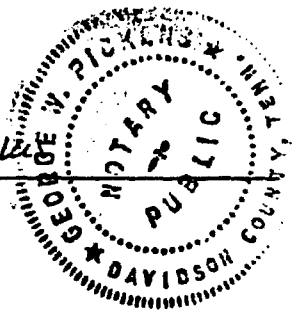
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 4957 PAGE 322

Before me, George W. Pickens, a Notary Public of the State and County aforesaid, personally appeared J. Frank Estes, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the ESTES-TAYLOR COMPANY, INC., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 30th day of September, 1975.

George W. Pickens
Notary Public



My Commission Expires: Nov. 12, 1975

WARRANTY DEED

FROM

IRBY BRIGHT, III and SUE A. BRIGHT

TO

R. L. JONES and wife, GAYLE S. JONES

D 17978

IDENTIF. REFERENCE

SEP 30 3 47 PM '75

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

SEP 30 75	CONV	90,000.00			
SEP 30 75	CONV	57,500.00			
SEP 30 75	S'TAX	-----	A*	383.50	
SEP 30 75	PW'FEE		A*	.50	
SEP 30 75	W'DEED		A*	8.00	* 392.00

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