| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| | FIRST FEDERAL SAVINGS & LOAN | |
| (NAME) | (NAME) UNION AT FOURTH | 102-16 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) NASHVILLE, TENNESSEE 37219 | 48 |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

## WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00) and no/100---------- ---------- DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of all of which are hereby acknowledged; we

| | | | | | |
|---|---|---|---|---|---|
| DEC 16 75 | CONV | 69,500.00 | | | |
| DEC 16 75 | S'TAX | | B* | 180.70 | |
| DEC 16 75 | PR'FEE | | B* | .50 | |
| DEC 16 75 | W'DEED | | B* | 4.00 | * 185.20 |

James J. Keras and wife, Catherine C. Keras

have bargained and sold, and by these presents do transfer and convey unto the said David H. Jones and wife, Sheila C. Jones

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 184 on the Plan of Hillwood Estates, Section 9, Part 2, as of record in Book 2331, page 28, Register's Office for said County, described as follows:

Beginning on the southerly margin of West Hillwood Drive at the corner of Lots Nos. 183 and 184; thence with the line between said two lots southwardly 221.43 feet to the corner of Lots Nos. 183, 184 and 185; thence with line between said Lots Nos. 184 and 185, southwestwardly 99.25 feet; thence north 33° 40' west 124.9 feet to a concrete monument; thence north 8° 38' east 205.5 feet to the southerly margin of said West Hillwood Drive; thence with same, eastwardly 176.25 feet to the beginning.

Being the same property conveyed to James J. Keras and wife, Catherine C. Keras, by deed from John McDonald and wife, Frances McDonald, of record in Book 3762, page 235, Register's Office for Davidson County, Tennessee.

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This conveyance is made subject to restrictive covenants, easements, set-back lines of record, and taxes for 1975 applicable to said property.

unimproved ( )
This is improved (x) property, known as 529 West Hillwood Drive (House Number) (Street)
Nashville, Tennessee 37205 (P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 12th day of December, 1975.

James J. Keras
James J. Keras

Catherine C. Keras
Catherine C. Keras

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named James J. Keras and wife, Catherine C. Keras

the bargainors _____, 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 12th day of December, 1975.

My commission expires 1-17-77 Notary Public _____

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 69,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

David H. Jones

Sworn to and subscribed before me
this 12th day of December, 19 75.

My commission expires 1-17-77 Notary Public _____

This instrument was prepared by:
*This instrument prepared by,*

| Name | Address |
|---|---|
| STEPHENSON AND LACKEY | First Federal Building, Nashville, Tennessee 37219 |

WARRANTY DEED

FROM

JAMES J. KERAS AND WIFE,

CATHERINE C. KERAS

TO

DAVID H. JONES AND WIFE,

SHEILA C. JONES

D 28508

IDENTIF. REFERENCE

DEC 16 4 20 PM '75

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219