BOOK 4991 PAGE 627

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$6,200.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF January 1976

Notary Public

MY COMMISSION EXPIRES: 5-1-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Sneed Jones, Jr. (NAME)	SAME (NAME)	6DA25915
P.O. Box 301 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood, Tenn 37027 (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/X I, Ira B. Phelps

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Sneed Jones, Jr. and H. G. Little, Jr.

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. 431 on the Plan of the Subdivision of Lot "A" in Grandview Heights of record in Book 161, page 169, Register's Office, Davidson County, Tennessee.

BEING part of the same property conveyed to Ira B. Phelps by deed from Mary A. Reeves, a widow, of record in Book 4978, page 328, said Register's Office.

THIS conveyance is made subject to all easements and restrictions of record in the Register's Office, Davidson County, Tennessee.

THE said Edwina F. Phelps hereby joins in conveyance with said Ira B. Phelps to convey any and all of her maritial rights she may have.

This is improved ~~xxx~~ unimproved ( ) property, known as 2309 Grandview, 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 22nd day of January, 19 76

Ira B. Phelps

Edwina F. Phelps

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ira B. Phelps et ux Edwina F. Phelps

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 22nd day of January 19 76

Commission expires 8-17-76

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who and _____ 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

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WARRANTY DEED

FROM

IRA B. PHELPS

TO

JOHN SNEED JONES, JR. AND

H.G. LITTLE, JR.

File Box #12

IDENTIF. REFERENCE

JAN 26 3 32 PM '76

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

JAN 26 76	CONV	*6,200.00				
JAN 26 76	S'TAX		B*	16.12		
JAN 26 76	PR'FEE		B*	.50		
JAN 26 76	W'DEED		B*	4.00	*	20.62