BOOK 4997 PAGE 348 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $19,646.62

Mary L. Reynolds
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF February, 19 76

Notary Public

MY COMMISSION EXPIRES: November 7, 1979
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 507 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER&
Gary L. Reynolds et ux (NAME)	Mortgage Associates, Inc. (NAME)	3D 59126
712 Braidwood Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	Map 96-10
Donelson, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	Parcel 193

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, Richard E. Jones and wife, Cheryl A. Jones

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary L. Reynolds and wife, Susan Reynolds

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. 307 on the Plan of Cloverhill Subdivision, Section 7, as of record in Book 2133, page 92, Register's Office for Davidson County, Tennessee.

SAID Lot No. 307 fronts 85 feet on the easterly side of Braidwood Drive and runs back 149.2 feet on the southerly margin and 164 feet on the northerly margin to a dead line in the rear on which it measures 50 feet thereon.

BEING the same property conveyed to Richard E. Jones and wife, Cheryl A. Jones by deed from James A. Powell and Clemmie Keeling of record in Book 4630, page 737, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 2145, page 262, and Book 2273, page 88, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

As part of the above consideration, the Grantee(s) herein, assumed and agree to pay the unpaid balance owing on a certain note, executed by the Grantor(s) herein to Mortgage Associates, Inc. in the original principal amount of $14,500.00, of record in Book 4630, page 739, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 712 Braidwood Drive, Donelson, Tennessee 37214
(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 16th day of February, 19 76

Richard E. Jones
RICHARD E. JONES

Cheryl A. Jones
CHERYL A. JONES

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard E. Jones and wife, Cheryl A. Jones

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 16th day of February 19 76

Commission expires November 7, 1979.

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

D 36330

WARRANTY DEED

FROM

RICHARD E. JONES ET UX CHERYL A.

TO

GARY L. REYNOLDS ET UX SUSAN

IDENTIF. REFERENCE

FEB 17 1 50 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

FEB 17 76	CONV.	19,646.62			
FEB 17 76	S'TAX		B*	50.96	
FEB 17 76	PR'FEE		B*	.50	
FEB 17 76	W'DEED		B*	4.00	* 55.46

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.