4x

BOOK 5025 PAGE 19

# WARRANTY DEED

This instrument was prepared by Earl Thompsen, Atty. Nashville, Tenn.

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP, PARCEL NUMBERS |
|---|---|---|
| James M. Jones, et ux | Same | 4D 4134 5 |
| (NAME:) 1208 Elliston Street | (NAME:) Same | M.P. 44-15 |
| (STREET ADDRESS OR ROUTE NUMBER) Old Hickory, Tn. 37138 | (STREET ADDRESS) Same | Pan 316 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of* Ten ($10.00) ---------- *DOLLARS* cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we,

Buster Forkum and wife Dorothy R. Forkum *have bargained and sold, and by these presents do transfer and convey unto the said* James Martin Jones and wife, Lynn McCauley Jones, 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. 100, Section "C", Village of Old Hickory as shown on plan recorded July 16, 1948, in Book 1424, page 66, in Register's Office for Davidson County, Tennessee; fronting 85.0 feet on Elliston Street.

Being the same property conveyed to Dorothy R. Forkum by deed from Jimmie Doris Vickers and DeLois F. Hole, of record in Book 4719, page 277, Register's Office for said County.

This conveyance is made subject to the following:

(1) Easement for certain right-of-ways as set out in deed from Nashville Industrial Corporation, to DuPont Fiber Silk Company, of record in Book 626, page 556, Register's Office for Davidson County, Tennessee.

(2) Easements for right-of-ways for telephone lines granted Cumberland Telephone and Telegraph Company, by deed from Nashville Industrial Corporation, of record in Book 662, page 743, Register's Office for Davidson County, Tennessee.

(3) Public utility easement for water, sewer, electric and/or telephone lines and cables, as shown on plan of record in Book 1424, page 66, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $29,500.00

Subscribed and sworn to before me, this the 29th day of April 19 76

My commission expires: NOV. 13 1977 (Affix Seal)

x James M. Jones
Affiant

Notary Public

NOTARY PUBLIC DAVIDSON CO. TENNESSEE

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unimproved ( )
This is improved (X) property, known as 1208 Elliston Street, Old Hickory
(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* James Martin Jones and wife, Lynn McCauley Jones, their *heirs and assigns, forever.*

*And* we *do covenant with the said* James Martin Jones and wife, Lynn McCauley Jones *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.*

*And* We, Buster Forkum and wife Dorothy R. Forkum *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* James Martin Jones and wife, Lynn McCauley Jones, their *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* our *hand* s *this* 27th *day of* April, 19 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Buster Forkum
Buster Forkum

Dorothy R. Forkum
Dorothy R. Forkum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Donald C. Carver, a Notary Public in and for said County and State, the within named Buster Forkum and wife, Dorothy R. Forkum

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 Madison, Tennessee, this 28th day of April, 1976.

, Notary Public.

Commission Expires Nov. 13, 1977.

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STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

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

Witness my hand and official seal at, this day of, 19.

, Notary Public.

Commission Expires.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared, with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as.

Witness my hand and seal, at office in, this day of, 19.

Notary Public

Commission Expires.

# WARRANTY DEED

FROM

BUSTER FORKUM, ET UX

TO

JAMES MARTIN JONES, ET UX

D 4 9 0 7 4

IDENTIF. REFERENCE

MAY 13 3 03 PM '76

REGISTER
DAVIDSON CO., TENN.

| | | | | |
|---|---|---|---|---|
| MAY 13 76 | CONV | 29,500.00 | | |
| MAY 13 76 S'TAX | | | B* 76.70 | |
| MAY 13 76 PR'FEE | | | B* .50 | |
| MAY 13 76 | M'DEED | | B* 8.00 | * 85.20 |

Chicago Title Insurance Company
First American Center — Phone 256-1651
NASHVILLE, TENNESSEE 37238

OLD HICKORY EMPLOYEES CREDIT UNION
OLD HICKORY, TENNESSEE