This instrument prepared by
Joe R. Hickerson, Attorney
Winchester, Tennessee

Berger & Gay Bills
James Roy Jones
325 Ladyslipper Ln
Hendersonville

MAP 182
PARS. 59, 60, 61
M-P

WARRANTY DEED

BOOK 5030 PAGE 385

FOR the love and affection we have for our son, JAMES ROY JONES, and other good and valuable considerations, cash in hand paid, the receipt of which is hereby acknowledged, we, BUFORD R. JONES and wife, GLADYS FRANCIS JONES, have this day bargained and sold and by these presents do hereby transfer and convey unto JAMES ROY JONES, a single person, his heirs and assigns, the following described real estate situate and lying in the Fifth Civil District of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

PARCEL NO. I:

TRACT NO. 1: Beginning at the southwest corner of the property conveyed to Lucy Smith Snow by deed from Matilda P. Smith of record in Book 2856, page 247, Register's Office for said County; thence with said Snow's southern boundary line south 89 degrees 45 minutes east 433 feet; thence south 3 degrees 15 minutes west 1308 feet; thence north 89 degrees 45 minutes west 431 feet; thence northwardly 1308 feet to the beginning, containing 13 acres, more or less.

Together with an easement described as follows: Beginning at a point in an old stone wall along the North margin of Wrenco, Cane Ridge Road, now known as Old Hickory Boulevard, said point being the northeast corner of the property conveyed to Lucy Smith Snow by deed from Matilda P. Smith as of record in Book 2856, page 247, Register's Office for said County; thence south 3 degrees 15 minutes west 1110 feet to a point; thence north 89 degrees 45 minutes west 30 feet to a point; thence North 3 degrees 15 minutes east 1110 feet, more or less, to the margin of said Road; thence with same south 86 degrees 20 minutes east 30 feet, more or less, to the point of beginning.

Being the same real property conveyed to Avery M. Richardson and wife, Evy Lee Richardson, by deed from Creola Smith Walkup, of record in Book 3612, page 425, Register's Office for said County.

TRACT NO. 2: Beginning at the southwest corner of the property conveyed to Wilson Daniel Smith by deed from Matilda P. Smith, of record in Book 2856, page 299, Register's Office for said County; thence with said Smith's southern boundary line south 89 degrees 45 minutes east 433 feet; thence southwardly 1308 feet to Nowlen's line; thence with same north 89 degrees 45 minutes west 431 feet; thence north 3 degrees 10 minutes east 1308 feet to the beginning, containing 13 acres, more or less.

Being the same real property conveyed to Avery M. Richardson and wife, Evy Lee Richardson, by deed from Horace Edward Smith and wife, of record in Book 3612, page 427, Register's Office for said County.

The above two tracts of land being the same property conveyed to Buford R. Jones and wife, Gladys Francis Jones, by Avery M. Richardson and wife, Evy Lee Richardson, by deed dated November 27, 1964, and recorded in Deed Book 3836, page 985, Register's Office of Davidson Sounty, Tennessee.

PARCEL NO. II:

Land in Davidson County, Tennessee, being in the 5th, formerly 6th, Civil District, and being Tract 3 on the survey for the Division among the heirs of the D. S. Smith Farm and described according to said survey made by Geo. W. Watkins, Surveyor, November 28, 1952, as follows:

Beginning at a point in an old stone wall along the north margin of Wrenco, Cane Ridge Road, now known as Old Hickory Boulevard, said point being 868 feet west of the northeast corner of the property conveyed to D. S. Smith by deed from J. B. Wright, of record in Book 504, page 341, of the Register's Office for said County; thence south 3 deg. 15' west 110 feet to a point; thence westerly 433 feet to a point; thence northerly 1127 feet to the old stone wall along the north margin of said Road; thence south 87 deg. 40' east along the north margin of said road, 434 feet to the point of beginning, containing 11.1 acres, more or less.

And being the same property conveyed to Buford Roy Jones and wife, Gladys Francis Jones, by Lucy Smith Snow by deed dated November 23, 1964, and recorded in Deed Book 3835, page 253, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the said JAMES ROY JONES, a single person, his heirs and assigns, forever.

We covenant with the said JAMES ROY 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 do further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said JAMES ROY JONES, his heirs and assigns against the lawful claims and demands of all persons whomsoever.

WITNESS our hands, this the 18th day of March, 1973.

Buford R. Jones
Buford R. Jones

Gladys Francis Jones
Gladys Francis Jones

BOOK 5030 PAGE 388

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BUFORD R. JONES and wife, GLADYS FRANCIS 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 the 18 day of March, 1973.

X Dewey W. Pedigo
Notary Public

My commission expires
11-4-74

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $12,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

B. R. Jones
Affiant

Subscribed and sworn to before me this the 1st day of June 19 76
W. Williams
My Commission Expires

B51489

IDENTIF. REFERENCE →

JUN 1 10 19 AM '76

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

JUN-1 76	CONV	12,000.00			
JUN-1 76 S'TAX			B*	31.20	
JUN-1 76 PR'FEE			B*	.50	
JUN-1 76	M'DEED		B*	8.00	* 39.70