This instrument prepared by:
Raymond H. Darrow, Attorney
501 Building
Nashville, Tennessee

BOOK 5042 PAGE 567

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Jones, Jr.	Same	83-13-399
(NAME) 207 South 13th Street	(NAME)	23W-5986
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- ($10.00) ---------- *Dollars,*

cash in hand paid by John Jones, Jr. and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said John Jones, Jr. has assumed and agreed to pay the unpaid balance of an original indebtedness secured by vendor's lien retained in deed from John W. Reynolds and wife, Nell B. Reynolds, to James Telford and wife, Johnnie Jones Telford, of record in book 4911, page 47, Register's Office for Davidson County, Tennessee,

We, James Telford and wife, Johnnie Jones Telford,

have this day bargained and sold, and do hereby transfer and convey unto the said John Jones, Jr.

his *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

A certain tract or parcel of land in Davidson County, Tennessee and described as follows:

Being the easterly 33 feet of Lot No. 81, and the westerly 17 feet of Lot 82 of Block "J" in the subdivision of the Lindsley Home Place, a plan of which is of record in Plan Book 2, page 92, Chancery Court at Nashville.
Said easterly part of lot 81 and westerly part of lot 82 together front 50 feet on the southerly side of Russell Street, and run back between parallel lines 161 feet to an alley.

Being the same property conveyed to James Telford and wife, Johnnie Jones Telford, by deed from John W. Reynolds and wife, of record in book 4911, page 47, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 14,000.00

Subscribed and sworn to before me, this the 2nd day of July 19 76

Affiant: John Jones

My commission expires: 4/21/80 (Affix Seal)

Notary Public: Mary Estes

NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE AT LARGE

This is improved (X) unimproved ( ) property, known as 1516 Russell Street, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said John Jones, Jr.

his *(successors),*

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for 1976 taxes, and vendor's lien as above set out.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* John Jones, Jr.

his

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 2nd *day of* July, 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.*

James Telford

Johnnie Jones Telford

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emsley, a Notary Public in and for said County and State, James Telford and wife, Johnnie Jones Telford,

the within named 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 2nd day of July, 19 76

Commission expires 4/21/80

Mary Emsley, Notary Public

NOTARY PUBLIC AT LARGE

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.....

JUL-6 76	CONV	14,000.00			
JUL-6 76	S'TAX		B*	36.40	
JUL-6 76	PR'FEE		B*	.50	
JUL-6 76	W'DEED		B*	4.00	* 40.90

WARRANTY DEED

FROM James Telford et ux.

TO John Jones, Jr.

D 57018

IDENTIF. REFERENCE

JUL 6 3 25 PM '76

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

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238