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

WARRANTY DEED

BOOK 5058 PAGE 178

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James Telford et ux.	Same	83-13-399
(NAME) 1516 Russell 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 James Telford and wife, Johnnie Jones Telford, 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 James Telford and wife, Johnnie Jones Telford, have 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, of record in book 4911, page 47, Register's Office for Davidson County, Tennessee,

I, John Jones, Jr., an unmarried man,

have this day bargained and sold, and do hereby transfer and convey unto the said James Telford and wife, Johnnie Jones Telford, their

(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 John Jones, Jr. by deed from James Telford and wife, Johnnie Jones Telford, of record in book 5042, page 567, 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 11th day of August 19 76

Affiant

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

Notary Public

This is unimproved ( ) improved (X) 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 James Telford and wife, Johnnie Jones Telford, their *(successors), heirs and assigns forever.* I *covenant that* I am *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 as above set out.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* James Telford and wife, Johnnie Jones Telford, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 11th *day of* August 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.*

John Jones Jr.

BOOK 5058 PAGE 179

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey, a Notary Public in and for said County and State, John Jones, Jr., an unmarried man,

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

Witness my hand and official seal at Nashville Tennessee this 16 day of August, 19 76.

Commission expires 4/21/80

Mary Ensey
Notary Public

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 _____

AUG 17 76 CONV 14,000.00
AUG 17 76 S'TAX B* 36.40
AUG 17 76 PR'FEE B* .50
AUG 17 76 W'DEED B* 4.00 * 40.90

WARRANTY DEED

FROM

John Jones, Jr.

James Telford and wife, ~~Johnnie Jones Telford~~

D 63585

IDENTIF. REFERENCE

AUG 17 11 05 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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