FROM:

HESTER TICHENOR WARFIELD

TO:

CONNIE H. JACKSON

This instrument prepared by:

Dearborn & Ewing
1912 Parkway Towers
Nashville, Tennessee

BOOK 5064 PAGE 8

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel Numbers
Connie H. Jackson	Connie H. Jackson	130-6-46
4416 Harding Place	4416 Harding Place	130-6-44
Nashville, Tennessee 37205	Nashville, Tennessee	

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IDENTIF REFERENCE

AUG 31 11 25 AM '76

REGISTER
DAVIDSON CO., TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $149,500.00.

Affiant

Subscribed and sworn to before me, this 24th day of August, 1976.

Notary Public

My Commission Expires: 12/5/79

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION of the sum of One Hundred Forty-nine Thousand Five Hundred and No/100 Dollars ($149,500.00), paid in cash by Connie H. Jackson, hereinafter referred to as "Grantee," receipt of which sum is hereby acknowledged, I, Hester Tichenor Warfield, hereinafter referred to as "Grantor," have bargained and sold, and by these presents do transfer and convey unto the sadi Grantee, to her sole and separate use and free from the rights of curtesy, contracts, or other rights or interests of any husband, her heirs and assigns, two tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract I

The westerly 150 feet of Lot No. 12 on the Plat of the Subdivision of Block "C" Belle Meade Plan No. 2, as of record in Book 421, page 58, Register's Office for Davidson County, Tennessee. The westerly 150 feet of said Lot No. 12 fronts 150 feet on the northerly side of Harding Place, and runs back between parallel lines 292 feet more or less to a dead line.

Being the same property which was conveyed to Hester Tichenor Warfield by deed of J. S. McHenry, et ux, of record in Book 770, page 30, Register's Office for Davidson County, Tennessee.

Said Tract I is conveyed expressly subject to the restrictive covenants and agreements as set forth in said deed of record in Book 770, page 30, Register's Office for Davidson County, Tennessee, which, by reference, are made a part hereof as fully as if copied herein.

Tract II

The easterly one-half of Lot No. 3 on the Plat of a subdivision of Lots Nos. 12 and 13, of the resubdivision of Lots Nos. 10 and 11 of Belle Meade Plan No. 2, as of record in Book 421, page 112, Register's Office for Davidson County, Tennessee, and described, according to a survey made by Z. J. Wilkinson, Surveyor, as follows:

Beginning at a stake in the southerly margin of Sheppard Place, 600 feet east of the easterly margin of Jackson Boulevard, thence, with the southerly margin of Sheppard Place, north 61° west 100 feet to a stake; thence south 34° 40' west 200 feet to a post; thence south 61° east 100 feet to a stake; thence north 34° 40' east 200 feet to the point of beginning.

Being the same property which was conveyed to Hester Tichenor Warfield by deed of Robert S. Cheek, Executor of the will of J. O. Cheek, deceased, of record in Book 1006, page 237, Register's Office for Davidson County, Tennessee.

Said tract No. 2 is conveyed expressly subject to the restrictive covenants contained in the deed from Telfair Hodgson to Country Club Land Company, of record in Book 486, page 582, Register's Office for Davidson County, Tennessee, and also to the restrictive covenants contained in an agreement executed by Belle Meade Company, et al, dated August 1, 1925, of record in Book 674, page 710, Register's Office for Davidson County, Tennessee, modifying the restrictions in Book 486, page 582, above referred to, all of which restrictive covenants are by reference made a part hereof as fully as if copied herein.

This is improved property, known as 4416 Harding Place, Nashville, Tenn. 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except: (1) by taxes for the year 1976, which have been prorated, on the basis of 1975 taxes, the payment of which is expressly assumed by Grantee; and (2) by the restrictive covenants as set forth above.

And I, Grantor, do further covenant and bind my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 24 day of August, 1976.

Hester Tichenor Warfield
(Hester Tichenor Warfield), Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Grace W. Pickens, a Notary Public in and for said County and State, the within named Hester Tichenor Warfield, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24th day of August, 1976.

Grace W. Pickens
Notary Public

GEORGE W. PICKENS NOTARY PUBLIC DAVIDSON CO. TENN.

My Commission Expires:

12/5/79

AUG 31 76	CONV	90,000.00			
AUG 31 76	CONV	59,500.00			
AUG 31 76	S'TAX		B*	338.70	
AUG 31 76	PR'FEE		B*	.50	
AUG 31 76	W'DEED		B*	4.00	* 343.20