BOOK 5117 PAGE 233

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF February, 19 77

Notary Public

MY COMMISSION EXPIRES: 4/7/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, Attorneys, 507 Stahlman Building, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ira Jones (NAME)	Owner (NAME)	92-2-363
2509 Meharry Blvd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	11W-2145
Nashville, TN 37208 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ANNE BROWN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO IRA W. JONES

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 17 on the Map of Subdivision of the Hefferman Place, of record in Book 161, page 138, Register's Office for Davidson County, Tennessee, described as follows:

SAID Lot No. 17 fronts 50 feet on the southerly side of Hefferman Street, and runs back between parallel lines 150 feet to a 15 foot alley in the rear.

BEING part of the same property conveyed to William Brown and wife, Hattie Brown, by deed from Marshall Hotchkess, Trustee, of record in Book 655, page 21, said Register's Office. The said Hattie Brown having since died, predeceasing William Brown. The said William Brown having remarried and by deed of record in Book 3284, page 29, created a tenancy by the entirety with Anne Brown. The said William Brown having since died.

Included in the above description but excluded from this conveyance is that portion of the subject property conveyed to the State of Tennessee by deed of record in Book 4132, page 388, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is improved (X) unimproved ( ) property, known as 2509 Meharry Blvd., Nashville, TN 37208
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever: and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 16th day of February, 19 77

Anne Brown
ANNE BROWN

STATE OF TENNESSEE
Davidson County

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

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 16th day of February, 1977

Commission expires 6/7/80

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

Notary Public

D 90358

IDENTIF. REFERENCE

FEB 22 2 41 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

FEB 22 77	CONV	*8,000.00		
FEB 22 77	S'TAX		B*	20.80
FEB 22 77	PR'FEE		B*	.50
FEB 22 77	W'DEED		B*	4.00
			*	25.30

FILE IN BOX 4

WARRANTY DEED

FROM
ANNE BROWN

TO
IRA JONES

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.