This Instrument Prepared By:
James W. Parnell, Jr., Attorney At Law
212 East Main Street
Franklin, Tennessee 37064

Map. Parcel
133-224
F.B. LDA 38813

WARRANTY DEED BOOK 5146 PAGE 488

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, I, CHARLES E. FERRELL, have bargained and sold and by these presents do transfer and convey unto JOHN SNEED JONES, JR., his heirs and assigns, the following described tract or parcel of land located in Davdison County, Tennessee, to wit:

Being Lot No. 446 in the Second Plan of Sunrise Heights Addition as of record in Book No. 421, Page 46, Register's Office of Davidson County, Tennessee.

Said Lot No. 446 fronts 50 feet on the west side of Mays Street and extends back westwardly 150.3 feet on the south side and 155.2 feet on the north side to an alley and measures 50.3 feet on said alley.

Being the same property conveyed to Arthur L. Thorn and wife, Betty B. Thorn by deed of record in Book 3705, Page 622, Register's Office of Davidson County, Tennessee.

And being the same property conveyed to Charles E. Ferrell from BillyW. Stanley, and wife, of record in Book 5096, Page 949, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, together with all improvements thereon and appurtenances thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

AND I DO COVENANT with the said Grantee, his heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. All existing highway, roadway and utility easements or other visible easements not of record.

2. Rights of parties in possession.

3. The effect of Municipal Zoning Ordinances and governmental regulations.

4. Any unrecorded mechanics and materialman's liens.

5. Any financing statements filed under the Uniform Commercial Code of the State of Tennessee affecting such property.

6. Subject to a lien created by the 1976 property taxes being unpaid.

7. For the 1977 property taxes, a lien, but not yet due or payable.

8. Subject to a mortgage lien in the favor of Commercial Credit, Inc., with Jacobs H. Doyle, as Trustee, with an unpaid balance to-date of approximately $1796.54. Said lien to be released by Commercial Credit upon payment of the same by John Sneed Jones at closing.

AND I DO FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

AND I, JUNE ELAINE FERRELL, do hereby join in the execution of this conveyance for the purpose of transferring and conveying to John Sneed Jones, Jr., his heirs and assigns, all right, title and interest which I now or hereafter may have in the above described real estate by virtue of my marital rights or otherwise.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 12th day of May, 1977.

Charles E. Ferrell
CHARLES E. FERRELL

June Elaine Ferrell
JUNE ELAINE FERRELL

E03367

IDENTIF T REFERENCE

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

MAY 12 12 04 PM '77 BOOK 5146 PAGE 490

FEE REGISTER
DAVIDSON COUNTY, TENN.

Personally appeared before me, V J Baldassarre, a Notary Public in and for said County and State, the within named Charles E. Ferrell, and wife, June Elaine Ferrell, the bargainors, who acknowledged that they executed the above instrument for the purposes therein contained.

Sworn to and subscribed before me on this the 11 day of May, 1977.

V J Baldassarre
NOTARY PUBLIC

My commission expires: 5-8-79

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I certify that the consideration for this transfer is the sum of Ten Thousand Four Hundred ($10,400.00) Dollars.

Affiant

Sworn to and subscribed before me on this the 12 day of May, 1977.

V J Baldassarre
NOTARY PUBLIC

My commission expires: 5-8-79.

SEND TAX BILLS TO:

Mr. John Sneed Jones
Box 301
Brentwood, Tennessee 37027

MAY 12 DEED
MAY 12 STATE
MAY 12 DEED
MAY 12 DEED

* .50
* 33.54