THIS INSTRUMENT PREPARED BY JOHN C. TUNE, ATTORNEY AT LAW, TWENTY-SIXTH FLOOR, FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238

mail

BOOK 5160 PAGE 241

WARRANTY DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
T. Scott Fillebrown, Jr., and Lavinia J. Fillebrown 5 Lynwood Lane Nashville, Tennessee 37205	Same	Map No. 105 Par. No. 6-320

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

John C. Tune
Affiant

Subscribed and sworn to before me, this the 16th day of June, 1977.

Patty J. Welch
Notary Public

My Commission Expires: January 29, 1978

[AFFIX SEAL]

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, MADISON P. JONES, JR., and GLENN JONES, have bargained and sold, and by these presents do transfer and convey unto T. SCOTT FILLEBROWN, JR., et ux, LAVINIA J. FILLEBROWN, 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:

> Being Lots Nos. 30, 31 and part of Lot No. 32 on the Plan of the Moore Property, as of record in Book 137, page 91, Register's Office for said County, and part of Lots "E" and "F" on the Plan of the Hamilton Lands, as of record in Plat Book 2, page 94, Chancery Court at Nashville, described together according to a survey made by J. L. Murphy, Jr. and Company, dated April 21, 1963, as follows:
>
> Beginning at an iron pin on the southerly margin of Moore Avenue in the easterly right-of-way line of the L & N Railroad; thence with said Avenue south 87° 00' east 259.53 feet to an iron pin; thence south 4° 28' east 471.5 feet to an iron pin in the northerly margin of Southgate Avenue; thence with said Avenue north

87° 10' west 203.78 feet to the easterly right-of-way line of the L & N Railroad; thence with said right-of-way line north 12° 51' west 221.37 feet to an iron pin at the beginning of a curve to the right; thence around said curve with a radius of 2,875.85 feet, 220.85 feet to an iron pin; thence north 3° 14' west 40.58 feet to the beginning.

Being the same property vested in Glenn W. Jones and Madison P. Jones, Jr., as devisees under the Will of Madison P. Jones, deceased, under Docket No. 794 probated November 18, 1976, and recorded in Will Book 40, page 547, Probate Court for Williamson County, Tennessee.

This is improved property known as 650 Southgate Avenue, Nashville, Tennessee 37204.

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, except for an easement for sanitary sewers and/or storm drainage to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4144, page 606, said Register's Office; and a certain lease agreement not of record, dated January 4, 1974 and expiring December 31, 1977, wherein the premises herein conveyed are leased to a corporation known as McCarthy, Jones & Woodard, Inc.

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.

First American National Bank, by and through its Trust Officer, Charles L. Womack, and Glenn W. Jones, Jr., Co-Executors of the Estate of Madison P. Jones, join in the execution of this Deed for the purpose of acknowledging their right and authority under the terms of the Last Will and Testament of Madison P. Jones, to pass such title as may be vested in them, by virtue of their authority and responsibilities as Co-Executors of the Estate of Madison P. Jones.

WITNESS our hands this 13 day of JUNE, 1977, the corporate party having caused its name to be signed by its duly authorized officer on said day and date.

Madison P. Jones, Jr.
MADISON P. JONES, JR.

Glenn W. Jones
GLENN W. JONES

Glenn W. Jones Jr.
GLENN W. JONES, JR.

FIRST AMERICAN NATIONAL BANK

By: _____
Charles L. Womack
Trust Officer

E0942 1

IDENTIF. REFERENCE

JUN 16 1 10 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

STATE OF ALABAMA)
COUNTY OF LEE)

Personally appeared before me, Carol W. Owen, a Notary Public of the State and County aforesaid, the within named Madison P. Jones, Jr., one of the Bargainors, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes enumerated therein.

Witness my hand and official seal at Auburn, Alabama, this 13th day of June, 1977.

Carol W. Owen
NOTARY PUBLIC

CAROL W. OWEN, NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES DEC. 13, 1980

My Commission Expires: 12-13-80

JUN16 77	CONV	90,000.00		
JUN16 77	CONV	90,000.00		
JUN16 77	CONV	20,000.00		
JUN16 77	S'TAX		B* 520.00	
JUN16 77	PR'FEE		B* .50	
JUN16 77	W'DEED		B* 8.00	* 528.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Patty J. Welch, a Notary Public of the State and County aforesaid, the within named Glenn W. Jones, one of the Bargainors, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes enumerated therein.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of June, 1977.

Patty J. Welch
NOTARY PUBLIC

My Commission Expires: 1-29-78

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Patty J. Welch, a Notary Public of the State and County aforesaid, the within named Glenn W. Jones, Jr., one of the Bargainors, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes enumerated therein.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of June, 1977.

Patty J. Welch
NOTARY PUBLIC

My Commission Expires: 1-29-78

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Karen W. Free, a Notary Public of the State and County aforesaid, Charles L. Womack, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Trust Officer of the First American National Bank, a national banking corporation, and that he as such Trust Officer and as Co-Executor under the Last Will and Testament of Madison P. Jones, being authorized so to do, executed the foregoing instrument for the purposes enumerated therein, by signing the name of the corporation by himself as Trust Officer.

Witness my hand and seal, at office in Nashville, Tennessee, this 8th day of June, 1977.

Karen W. Free
NOTARY PUBLIC

My Commission Expires: 9/13/80