THIS INSTRUMENT WAS PREPARED BY LARRY WESTBROOK, ATTORNEY
2002 RICHARD JONES ROAD
NASHVILLE, TENNESSEE

BOOK 5185 PAGE 848

WARRANTY DEED

Mail

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WALTER L. TIMMONS, SR.	SECURITY FEDERAL SAV. & LOAN	162-6
(NAME)	(NAME)	
13 RIVER OAKS ROAD	P. O. BOX 15917	Part 230
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
BRENTWOOD, TENN. 37027	NASHVILLE, TENN. 37215	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ($10.00)
TEN AND NO/100---------- *Dollars,*

cash in hand paid, and other good and valuable consideration paid by the grantees herein, receipt of which is hereby acknowledged, I

Roy S. Jones

have this day bargained and sold, and do hereby transfer and convey unto the said

Walter L. Timmons, Sr., his

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Valley Green Subdivision, as of record in Book 4460, pages 96 and 97, Register's Office for said County.

Said Lot No. 4 fronts 88.0 feet on the southerly side of Old Tusculum Road and extends back 115.52 feet on the westerly line and 115.95 feet on the easterly line to a dead line measuring 88.0 feet thereon.

Being part of the same property conveyed to Roy S. Jones by deed from Reynold Bubis, Trustee with full power, of record in Book 5126, page 369, Register's Office for said County.

This conveyance is made subject to restrictive covenants of record in Book 4622, page 277, Register's Office for Davidson County, Tennessee and a 10-foot easement for public utilities along the rear line of premises and drainage and anchor easement located on premises, a 30-foot building set-back line from Old Tusculum Road, and conditions of owner's certificate as shown on Plan of record in Book 4460, pages 96 and 96, Register's Office for Davidson County, Tennessee.

I, Cynthia Lynn Jones, wife of the within Roy J. Jones, join in the execution of this instrument for the purpose of transferring and conveying all right, title and interest which I may have in said property by virtue of my marriage or otherwise.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 32,000.00

Subscribed and Sworn to before me, this the 16th day of August 1977

Affiant Walter L. Timmons Sr.

My commission expires 2-10-80 (Affix Seal)

Notary Public Wanda Tutts

This is unimproved (X) improved property, known as 178 Old Tusculum Road (House Number) (Street) Nashville, Tenn. 37211 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

Walter L. Timmons, Sr., his

(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 for the 1977 taxes which have been prorated and assumed by the grantees herein.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Walter L. Timmons, Sr., his

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand* this 16th *day of* August, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Roy S. Jones

Cynthia Lynn Jones

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5185 PAGE 849

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Roy S. Jones and Cynthia Lynn Jones *the within named bargainor s, with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 16th *day of* August, *19*77.

Wanda Fults *Notary Public*

Commission expires 2-10-80

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 18 77	CONV	32,000.00			
AUG 18 77	S'TAX		B*	83.20	
AUG 18 77	PR'FEE		B*	.50	
AUG 18 77	W'DEED		B*	4.00	* 87.70

WARRANTY DEED

FROM

TO

E 21257

IDENTIF. REFERENCE

AUG 18 2 09 PM '77

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238