BOOK 5207 PAGE 628

This instrument was prepared by
BASS, BERRY & SIMS EWB
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David S. Jones, et ux (NAME)	Same (NAME)	
1315 Chickering Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	144-1 9
Nashville, TN 37215 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN ($10.00)---------- *DOLLARS*

cash in hand paid by David S. Jones and wife, Barbara S. Jones, and other good and valuable considerations, receipt of all of which is hereby acknowledged, I, Mildred Cowden Nielsen, unmarried,

OCT 11 77 CONV 90,000.00
OCT 11 77 CONV 85,000.00
OCT 11 77 S'TAX B* 455.00
OCT 11 77 PR'FEE B* .50
OCT 11 77 W'DEED B* 6.00 * 461.50

have bargained and sold, and by these presents do transfer and convey unto the said David S. Jones and wife, Barbara S. Jones, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT I:

A certain tract or parcel of land in the 7th Civil District of Davidson County, State of Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the unrecorded plan of Edwin Warner's subdivision of the northeast part of his 75 acre tract described according to a copy of a survey thereof, made August 1935, by W. B. Southgate, Surveyor, as follows:

BEGINNING at a point in the westerly margin of Belle Meade Pike, the common corner of Lots Nos. 4 and 5 on said plan, the same being 830 feet south of the southeast corner of a lot conveyed to Ellen F. Howard by deed from Edwin Warner and wife, of record in Book 967, page 13, Register's Office for Davidson County, Tennessee; thence with the line between said Lots Nos. 4 and 5, north 77° west 405 feet to a point, the northeast corner of the tract of about 47 acres shown on said survey now owned by said Warner; thence with the east line of said tract south 12° 30' west 291 feet 6 inches to a point, the common corner of Lots Nos. 5 and 6 on said plan; thence with the line between said lots south 71° east 388 feet to a point in the west margin of the Belle Meade Pike; thence with the same in a northerly direction 332 feet to the point of beginning.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 175,000.00

Subscribed and sworn to before me, this the 11 day of October 19 77

Affiant

My commission expires: May 31, 1981
(Affix Seal)

Notary Public

TRACT II:

A tract of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, described according to a survey made by S. J. Wilkinson, Surveyor, December 30, 1950, as follows:

BEGINNING at the northwest corner of the property conveyed to Einer Nielsen and wife, by deed from Edwin Warner and wife, of record in Book 981, page 454, Register's Office for said County; thence with Nielsen's westerly line south 12° 30' west 291 feet six inches to his southwest corner; thence with the northerly line of a 2.26 acre tract north 72° west 395.5 feet; thence north 22° east 230 feet; thence south 83° east 250 feet to a fence; thence south 77° 20' east 103 feet to the beginning.

BEING the same property conveyed to Mildred Cowden Nielsen by deed from Einer Nielsen of record in Book 4312, page 707, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1315 (House Number) Chickering Road, (Street) Nashville (P. O. Address:) 37215 (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said David S. Jones and wife, Barbara S. Jones, their *heirs and assigns, forever.*

And I *do covenant with the said* Grantees *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 for 1977 taxes, which have been prorated and are hereby expressly assumed by Grantees.

And I *do further covenant and bind* myself, my *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.*

Witness my *hand this* 10th *day of* October, *19* 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mildred Cowden Nielsen

Mildred Cowden Nielsen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary A Taylor, *a Notary Public in and for said County and State, the within named* MILDRED COWDEN NIELSEN

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* 11 *day of* October, *19* 77.

Mary A Taylor, *Notary Public.*

Commission Expires January 29, 1978

MARY A. TAYLOR ★ NOTARY PUBLIC ★ DAVIDSON COUNTY, TENN.

STATE OF.....
COUNTY OF.....

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

the bargainor....., with whom I am personally acquainted, and who acknowledged that.....

executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., *Notary Public.*

Commission Expires.....

OCT 11 2 40 PM '77 IDENTIF. REFERENCE → E 30492

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.....