77-12-18

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,000.00

Billy G. Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF December, 1977

Notary Public

MY COMMISSION EXPIRES: 11/7/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foley & Weiss, Attorneys, 908 Fidelity Federal Building, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy G. Jones et ux (NAME)	Exchange Bond & Mortgage Corporation (NAME)	96-14-229
3053 Boulder Park Drive (STREET ADDRESS OR ROUTE NUMBER)	205 Verre' Center, 1835 Savoy Dr., NE (STREET ADDRESS)	0302-61626
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (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~~, I, Jean Bayers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BILLY G. JONES and wife, MARGIE I. 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. 45 on the Plan of Hickory Bend, Section 3, of record in Book 3600, Page 42, said Register's Office, as follows:

SAID Lot No. 45 fronts 75 feet on the southerly side of Boulder Par, Drive and runs back 163.3 feet on the westerly side and 152.5 feet on the easterly side to a dead line at the rear measuring 75.77 feet thereon.

BEING the same property conveyed to Edward H. Bayers and wife, Jean Bayers, by deed from Clarence Edward Lyons and wife, Dora S. Lyons, of record in Book 4684, Page 274, Register's Office for said County, the said Edward H. Bayers and wife, Jean Bayers having since been divorced and she having been awarded the subject property.
THIS conveyance is subject to restrictive covenants of record in Book 3642, Page 478, Register's Office for said County; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

unimproved ( )
This is improved XXX property, known as 3053 Boulder Park Drive, Nashville, Tennessee
(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 7th day of December, 19 77

JEAN BAYERS Jean Bayers

STATE OF TENNESSEE
Davidson County

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

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 7th day of December 19 77

Commission expires 11-7-79

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

FILE IN BOX 4

WARRANTY DEED

FROM

JEAN BAYERS

TO

BILLY G. JONES and wife, MARGIE I. JONES

E 4 1 1 6 5

IDENTIF. REFERENCE

DEC 9 4 11 PM '77

DEC-9[illegible]	CONV	$2,000.00			
DEC-9[illegible] S'TAX			0*	109.20	
DEC-9[illegible] PR'FEE			0*	.50	
DEC-9[illegible]	W'DEED		0*	4.00	* 113.70

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.