This instrument prepared by:
Wayne Epperly
2805 Gallatin Road
Nashville, Tn. 37216

BOOK 5241 PAGE 587

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Joseph W. Jones & Wife,	same	72-5 109
Mary Louise Jones (NAME)	" (NAME)	
2809 Gear Street (STREET ADDRESS OR ROUTE NUMBER)	" (STREET ADDRESS)	
Nashville, Tenn. 37216 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Twenty-Four Thousand, Six Hundred, sixty-eight and no/100 ---------- ($24,668.00) ---------- Dollars, of which Two hundred Fifty and no/100 Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder, Joseph W. Jones and wife Mary Louise Jones agree to assume the balance owed on a promissory note executed by James W. Hammond and wife, Pamela S. Hammond in the original amount of $11,200.00 dated October 1, 1971, payable to Margaret D. Burns (now Crowe). Said deed of trust being recorded in book 4946 Page 507, Register's Office Davidson County, Tennessee. Joseph W. Jones and wife, Mary Louise Jones further agreed to convey in fee simple title, the northerly 20 feet of lot No. 161 McGavock & Wetmore Addition Book 21 Page 23 R. O. D. C. and to execute their promissory note in the amount of $1250.00 for the balance. We have this day bargained and sold, and do hereby transfer and convey unto the said

Joseph W. Jones and wife, Mary Louise Jones

their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

lot No. 63 on the Map of Bunchwood Estates Extended as of record in Book 843, page 101, Register's Office for said County.
Said lot No. 63 fronts 66 feet on the Westerly side of Gear Street and runs back between lines 166.43 feet on the north line and 171 feet on the South line to the east line of the right-of-way of the L. & N. Railroad on which it measures 66 feet.

This being the same property conveyed to Wayne Epperly and wife, Ruth S. Epperly by Joe B. Cantrell and wife, Linda B. Cantrell of record in book 4962 page 744 Register's Office Davidson County Tennessee.

GEORGE C. REEL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 24,668.00

Subscribed and sworn to before me, this the 3rd day of December, 19 77

Affiant Wayne Epperly

My commission expires May 27, 1981 (Affix Seal)

Notary Public George C. Reel

This is unimproved (X) improved ( ) property, known as 2809 Gear Street (House Number) (Street) Nashville, Tennessee 37216 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 Joseph W. Jones and wife Mary Louise Jones their (successors), heirs and assigns forever. We covenant that We 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 as set out above

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Joseph W. Jones and wife Mary Louise Jones their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 3rd day of December, 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.

Wayne Epperly

Ruth S. Epperly

[redacted]

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, George C. Reel, *a Notary Public in and for said County and State,* Wayne Epperly and wife, Ruth S. Epperly

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 *this* 3rd *day of* December, *19* 77.

George C. Reel
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires May 27, 1981

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 .....

WARRANTY DEED

FROM
Wayne Epperly & wife
Ruth S. Epperly

TO
Joseph W. Jones & wife,
Mary Louise Jones

2809 Gear Street
Nashville, Tn, 37216

3405 Gear Dr
Nashville, Tn 37216

JAN-9 78 CONV 24,668.00
JAN-9 78 S'TAX B* 64.22
JAN-9 78 PR'FEE B* .50
JAN-9 78 W'DEED B* 4.00 * 68.72

E 45347.

IDENTIF. REFERENCE

JAN 9 4 02 PM '78

FEE
DAY

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238