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BOOK 5306 PAGE 107

SEND TAX BILLS TO:

John Sneed Jones, Jr.
P. O. Box 301
Brentwood, Tn 37027

THIS INSTRUMENT PREPARED BY:

James W. Parnell, Jr.
GAY & PARNELL
Attorneys at Law
212 East Main Street
Franklin, Tn 37064

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, H. G. LITTLE, JR., have bargained and sold and by these presents do transfer and convey unto John Sneed Jones, Jr., his heirs and assigns, my one-half undivided interest and estate in the following described tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Being Lot No. 431 on the plan of the subdivision of Lot A in Grandview Heights of record in Plat Book 161, Page 169, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to John Sneed Jones, Jr. and H. G. Little, Jr. by Deed of Ira B. Phelps of record in Deed Book 4991, Page 627 said Register's Office.

TO HAVE AND HOLD said tract or parcel of land, together with all improvements thereon and appurtenances thereunto belonging, unto the said Grantee, his heirs and assigns forever.

AND I DO COVENANT with the said Grantee, his heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, with the following exception:

> Subject to all easements and restrictions pertaining to Lot A in Grandview Heights subdivision of record in the Register's Office of Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

JUN 30 '78	CONV	*5,500.00			
JUN 30 '78	S'TAX		B*	14.30	
JUN 30 '78	PR'FEE		B*	.50	
JUN 30 '78	W'DEED		B*	4.00	* 18.80

AND I FURTHER grant unto John Sneed Jones, Jr. all my right and interest in all billboard permits pertaining to said property.

Houston G. Little Jr.
H. G. LITTLE, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John Sneed Jones Jr., A Notary Public in and for said State and County, H. G. LITTLE, JR. with whom I am personally acquainted and who acknowledges that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 24th day of June, 1978.

JOHN SNEED JONES NOTARY PUBLIC WILLIAMSON COUNTY

John Sneed Jones
NOTARY PUBLIC
My Commission Expires:
FEB. 13, 1980

E 7 4 3 7 8.

IDENTIF. REFERENCE
JUN 30 3 06 PM '78
FELIX Z. [illegible] REGISTER DAVIDSON [illegible]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby certify that the consideration for this transaction is the sum of Five Thousand Five Hundred ($5,500.00) Dollars.

Houston G. Little Jr.
AFFIANT

Sworn to and subscribed before me this 24th day of June, 1978.

JOHN SNEED JONES NOTARY PUBLIC WILLIAMSON COUNTY

John Sneed Jones
NOTARY PUBLIC
My Commission Expires:
FEB. 13, 1980