# WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25000-

x/Dorothy W Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August, 1978

Notary Public

MY COMMISSION EXPIRES: 11-18-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William G. Traber, Attorney, 107 Donelson Pike, Nashville, Tennessee 37214c
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Dorothy W. Jones (NAME) | Dobson & Johnson Inc. (NAME) | map 119-2 |
| 63 Jonell Drive (STREET ADDRESS OR ROUTE NUMBER) | One Commerce Place (STREET ADDRESS) | Par. 229 |
| Nashville, Tennessee (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee (CITY) (STATE) (ZIP) | 6DA 44060 |

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, Wayne H. Downs and wife, Bobby J. Downs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dorothy W. Jones, a widow

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. 193, on the Map of Sterling Heights Section 5, as of record in Book 1835, page 37, Register's Office for said County.

Said Lot No. 193 fronts 100 feet on the southerly side of Jonell Drive and runs back 162.4 feet on the west line and 130.2 feet on the east line to a dead line, on which it measures 101.9 feet.

Being the same property conveyed to Wayne H. Downs and wife, Bobby J. Downs, by deed from Gary L. Pierce and wife, Johnnie Sue Pierce, as of record in Book 4582, page 294 said Register's Office for Davidson County, Tennessee.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in favor of Dobson & Johnson, Inc., said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

PREPARED FROM INFORMATION
AND DOCUMENTS PROVIDED BY
THE PARTIES

This is unimproved ( ) improved (X) property, known as 63 Jonell 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 our hand s this 25th day of August, 1978

Wayne H Downs
Wayne H. Downs

Bobby J Downs
Bobby J. Downs

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wayne H. Downs and wife, Bobby J. Downs

the bargainors 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 day of August, 1978

Notary Public

Commission Expires 11-12-80

STATE OF _____ }
_____ County }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____, 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 purpose 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___

Notary Public

My commission expires _____

E 85217

IDENTIF. REFERENCE

AUG 28 9 29 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

| | | | | |
|---|---|---|---|---|
| AUG 28 78 | CONV | 25,000.00 | | |
| AUG 28 78 | S'TAX | | B* 65.00 | |
| AUG 28 78 | PR'FEE | | B* .50 | |
| AUG 28 78 | W'DEED | | B* 4.00 | * 69.50 |

PREPARED FROM INFORMATION AND DOCUMENTS PROVIDED BY THE PARTIES

P.O. Box 2245

WARRANTY DEED

FROM Wayne H. Downs et ux

TO Dorothy W. Jones

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of

Title Associates, Inc.

REPRESENTING

U.S.LIFE TITLE INSURANCE Company of New York