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BOOK 5370 PAGE 125

78-10-53
FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Jackson Lockwood Ross Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF DECEMBER 1978.

Notary Public

MY COMMISSION EXPIRES: 11/7/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 908 Fidelity Federal Building, Nashville, Tenn 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JACKSON LOCKWOOD ROSS, Jr. (NAME)	MCNEILL MORTGAGE AND INVESTMENT CO. (NAME)	7DA-36335
2707 Valley Brook Place (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 11227 (STREET ADDRESS)	Map: 117-9
Nashville, Tenn 37215 (CITY) (STATE) (P. O. ZIP)	MEMPHIS, TENNESSEE 38111 (CITY) (STATE) (ZIP)	Par: 74

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, HORTON F. EARLY and wife, RUTH KELLER EARLY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JACKSON LOCKWOOD ROSS, Jr and wife, ANNE M. ROSS

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:

BEING Lot No. 37 on the Map of Woodmont Estates, No. 2, as of record in Book 1130, Page 99, Register's Office for Davidson County, Tennessee.

SAID Lot No. 37 fronts 145 feet on the southerly side of Valley Brook Place and runs back between lines 270.3 feet on the easterly line and 263 feet on the westerly line to a dead line in the rear measuring 125 feet thereon.

BEING the same property conveyed to Horton F. Early and wife, Ruth Keller Early by deed from Danny Brigman Jones and wife, Glenda Fowler Jones, of record in Book 4604, Page 724, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is (unimproved) (improved) (XX) property, known as 2707 VALLEY BROOK PLACE (House Number) (Street) NASHVILLE, TENNESSEE 37215 (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 hands this 1st day of DECEMBER, 19 78

Horton F. Early
HORTON F. EARLY

Ruth Keller Early
RUTH KELLER EARLY

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 HORTON F. EARLY and wife, RUTH KELLER EARLY

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 1st day of DECEMBER, 19 78

Commission expires My Commission Expires August 15, 1979

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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) 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

WARRANTY DEED

FROM
HORTON F. EARLY et ux

RUTH KELLER EARLY

TO
JACKSON LOCKWOOD ROSS et ux

ANNE M. ROSS

F.02930

IDENTIF. REFERENCE

DEC 1 2 28 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DEC-1 78		CONV	90,000.00		
DEC-1 78		CONV	30,000.00	120,000.00	
DEC-1 78	S'TAX			B* 312.00	
DEC-1 78	PR'FEE			B* .50	
DEC-1 78		W'DEED		B* 4.00	* 316.50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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