This instrument is prepared by [illegible], Attorney at Law, 12th Floor, Third National Bank Building, Nashville, Tennessee 37219

# WARRANTY DEED

Mail

BOOK 5370 PAGE 755

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ronald L. Voss, Jr., et ux (NAME) | SAME (NAME) | 131-2 |
| 5106 Hillsboro Rd. (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Part 102 Jo |
| Nashville, Tenn. (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of* Ten ($10.00)

*DOLLARS*

cash in hand paid by Ronald L. Voss, Jr. and wife, Glenda S. Voss, the receipt and sufficiency of which is hereby acknowledged,

| | | | | | |
|---|---|---|---|---|---|
| DEC-4 78 | CONV | 90,000.00 | } 125,000.00 | | |
| DEC-4 78 | CONV | 35,000.00 | | | |
| DEC-4 78 | S'TAX | | B* | 325.00 | |
| DEC-4 78 | PR'FEE | | B* | .50 | |
| DEC-4 78 | W'DEED | | B* | 6.00 | * 331.50 |

Janet J. Greene and Susan J. Higley *have bargained and sold, and by these presents do transfer and convey unto the said* Ronald L. Voss, Jr. and wife, Glenda S. Voss, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being part of Lot No. 74 on the Plan of Colonial Heights, as of record in Book 1130, page 102, Register's Office for Davidson County, Tennessee, and described as follows:

Being a triangular tract of land, beginning at a point in the westerly margin of a 20 foot alley 142.25 feet SW of the common corner of Lots 73 and 74; thence with the margin of said alley, southerly 132.35 feet more or less to a point in the original southerly boundary line of the Luck Home Place; thence N 23 deg. 15 min. W 277 feet to a point; thence in an easterly direction parallel to the line between Lots Nos. 73 and 74 243 feet more or less to the beginning, together with a 12 foot wide easement across the SW corner of property conveyed by Janet Bethurum Jordan and husband, Ray Jordan to James S. Fowler dated June 29, 1951 of record in Book 2012, page 166, Register's Office of Davidson County, Tennessee, said easement running from Hillsboro Road along the Primm property line to the remaining portion of Lot No. 74 (the property herein conveyed), for the purpose of ingress and egress thereto and also for a water main, which is located on said easement strip, all as reserved in favor of the Grantors in the above described instrument of record in Book 2012, page 166, Register's Office of Davidson County, Tennessee.

Being a part of the same property conveyed to Janet Bethurum Jordan by Central Realty Company dated January 1, 1947 of record in Book 1452, page 196 Register's Office of Davidson County, Tennessee, and inherited by Janet J. Greene and Susan J. Higley upon the death of their mother as provided in Will Book 500, page 468, in the Probate Court of Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 125,000.00

Subscribed and sworn to before me, this the 1st day of December 19 78

Ronald L. Voss, Jr.
Affiant

My commission expires: 5-13-79
(Affix Seal)

Notary Public

EXCEPTIONS: (1) All questions of boundary lines and location of improvements and area contained in the property herein conveyed, and rights of parties in possessions, are dependant upon a correct survey for determination, (2) minimum building set back lines provided in Book 1130, page 102, Register's Office of Davidson County, Tennessee, (3) rights of others in and to the appurtenant easement herein described, and (4) two unrecorded leases with Edward DeMartelly and James L. Brock d/b/a Green Hills Mower and Bicycle Shop which have been assigned by the Grantors and accepted by the Grantees.

unimproved ( )
This is improved (X) property, known as 4106-A Hillsboro Road, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

*To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* Ronald L. Voss, Jr. and wife, Glenda S. Voss, their *heirs and assigns, forever.*

*And* we *do covenant with the said* Ronald L. Voss, Jr. and wife, Glenda S. Voss *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.*, except as above provided:

*And* Janet J. Greene and Susan J. Higley *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Ronald L. Voss, Jr. and wife, Glenda S. Voss, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hands this* 24th *day of* NOVEMBER, *19* 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Janet J. Greene

Susan J. Higley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Richard A. Jones, a Notary Public in and for said County and State, the within named Janet J. Greene and Susan J. Higley

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 24th day of November, 1978.

Richard A. Jones, Notary Public.

Commission Expires 5-13-79

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STATE OF
COUNTY OF

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

the bargainor....., with whom I am personally acquainted, and who acknowledged that ..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ....., this ..... day of ....., 19.....

....., Notary Public.

Commission Expires .....

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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 .....

F.0317.4

IDENTIF. REFERENCE

DEC 4 2 17 PM '78

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.