Map 119-13
Par 352 In

SEND TAX BILLS TO:

Mr. Roy S. Jones
6746 Edmonson Pike
Brentwood, Tn 37027

THIS INSTRUMENT PREPARED BY:

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

BOOK 5372 PAGE 509

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Seven Thousand ($7,000.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, I, JOHN SNEED JONES, JR., unmarried, have bargained and sold and by these presents do transfer and convey unto ROY S. JONES, his heirs and assigns, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

> Being Lot #3 on the plan of the resubdivision of lots 48 and 49, H. G. McNabb Subdivision of record in Book 5190, Page 138, Register's Office of Davidson County, Tennessee.
>
> Said Lot #3 fronts 50 feet on the easterly side of Harlin Drive and extends back 169.80 feet on the south boundary and 170.70 feet on the north boundary to a dead line in the rear on which it measures 50.01 feet.
>
> Being the same property conveyed to John Sneed Jones by deed of record in Deed Book 5322, page 206, Register's Office of Davidson County, Tennessee.

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 exceptions:

1. Subject to restrictions of record in Book 1333 Page 387 to the limitations on the plan of record in Book 1130, Page 79, Register's Office of Davidson County, Tennessee.

DEC-7[illegible]	CONV	*7,000.00			
DEC-7[illegible] S'TAX			B*	18.20	
DEC-7[illegible] PR'FEE			B*	.50	
DEC-7[illegible]	W'DEED		B*	4.00	* 22.70

2. Subject to the 1978 property taxes which have been pro-rated and which the Grantee assumes in full.

3. Subject to easements and set-back lines as shown on the plan of the resubdivision of lots 48 and 49 of the H. G. McNabb Subdivision of record in Book 5190, Page 138, 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.

IN TESTIMONY WHEREOF, JOHN SNEED JONES, JR., has caused this instrument to be executed this the 7th day of December, 1978.

JOHN SNEED JONES, JR.

STATE OF TENNESSEE:
COUNTY OF WILLIAMSON:

Personally appeared before me, John Sneed Jones, Jr., a Notary Public in and for said State and County, JOHN SNEED JONES, 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 7th day of December, 1978.

NOTARY PUBLIC
My Commission Expires:
10/13/81

F.03986
IDENTIF. REFERENCE
DEC 7 10 30 AM '78
FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE:
COUNTY OF WILLIAMSON:

I hereby certify that the consideration for this transaction is the sum of Seven Thousand ($7,000.00) Dollars.

AFFIANT

Sworn to and subscribed before me this the 7th day of December, 1978.

NOTARY PUBLIC
My Commission Expires:
10/13/81