5178- 07/18 12.10- CHECK

BOOK 5462 PAGE 444

THIS INSTRUMENT PREPARED BY:
RICHARD J. BRODHEAD
ATTORNEY AT LAW
301 EAST MAIN STREET
LEBANON, TENNESSEE 37087

MAP # 34 -13
PARCEL # 120
GROUP #

SEND TAX BILLS TO:
James R. Jones
1603 Carmel Ave
Madison Tenn 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 1000.00
Mrs J O Jones
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 18th DAY OF July 1929
Deputy Register

D E E D

FOR AND IN CONSIDERATION OF THE SUM OF ONE THOUSAND ($1,000.00) DOLLARS, CASH IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, C. T. McCLANAHAN AND WIFE, MAUDE F. McCLANAHAN, HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO JAMES R. JONES AND WIFE, GAYLE D. JONES, AS TENANTS BY THE ENTIRETY, THEIR HEIRS AND ASSIGNS, FOREVER, A TRACT OR PARCEL OF LAND SITUATE AND LYING IN THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE (McKINLEY STREET, MADISON, TENNESSEE), THE SAME BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

> BEING LOT NUMBER 38 OF BLOCK B, IN EAST LAWN SUBDIVISION, ON THE PLAT OF RECORD IN PLAT BOOK 547, PAGE 153-154, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
>
> AND BEING THE SAME PROPERTY CONVEYED TO C. T. McCLANAHAN BY DEED FROM DILNO D. JOHNSTON AND WIFE, LILLIAN T. JOHNSTON, DATED APRIL 3, 1928, OF RECORD IN DEED BOOK 1021, PAGE 505, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD SAID PROPERTY, TOGETHER WITH ANY AND ALL IMPROVEMENTS AND APPURTENANCES THEREUNTO BELONGING, UNTO THE SAID JAMES R. JONES AND WIFE, GAYLE D. JONES, AS TENANTS BY THE ENTIRETY, THEIR HEIRS AND ASSIGNS, FOREVER.

WE COVENANT WITH SAID GRANTEES THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID PROPERTY; THAT WE HAVE A GOOD AND LAWFUL RIGHT TO CONVEY THE SAME; THAT THE SAME IS FREE, CLEAR AND UNENCUMBERED; AND THAT WE WILL FOREVER WARRANT AND DEFEND THE TITLE THERETO AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING EXCEPTIONS, RESERVATIONS AND BUILDING RESTRICTIONS, WHICH FORM A PART OF THE CONSIDERATION OF THIS DEED:

1. AT NO TIME SHALL ANY PART OF THE SAID LAND BE USED OR OCCUPIED FOR THE MANUFACTURE, BREWING, DISTILLING OR SALE OF SPIRITUOUS OR MALT LIQUORS, NOR SHALL SAID LOTS OR ANY PART THEREOF, OR ANY BUILDING ERECTED THEREON, AT ANY TIME HEREAFTER, BE USED OR OCCUPIED AS A BONE BOILING ESTABLISHMENT, TANNERY, SLAUGHTER HOUSE, GLUE, SOAP, CANDLE OR GUN-POWDER MANUFACTURY, OR FOR ANY OTHER OFFENSIVE OR DANGEROUS PURPOSE.

2. THAT, NO SIGNS FOR ADVERTISING PURPOSES SHALL BE ERECTED OR PLACED THEREON.

3. THAT, ALL BUILDINGS SHALL BE PLACED AND SET BACK NOT LESS THAN TWENTY (20) FEET FROM THE STREET LINE, PROVIDED THE STEPS, PORTICOS AND OTHER PROJECTIONS, APPURTENANT THERETO, MAY BE WITHIN SAID DISTANCE.

4. THAT, THERE SHALL NOT BE ERECTED UPON ANY PORTION OF SAID PREMISES ANY DWELLING COSTING LESS THAN TWO THOUSAND FIVE HUNDRED ($2,500.00) DOLLARS.

5. THAT, THERE SHALL BE NO VIOLATION OF THE USUAL NUISANCE CLAUSES.

THE 1979 PROPERTY TAXES ARE TO BE PRORATED AS OF THE DATE OF THIS DEED, SETTLED IN CASH BETWEEN THE PARTIES, AND ASSUMED AND PAID WHEN DUE BY THE PURCHASERS.

POSSESSION IS TO BE GIVEN WITH DELIVERY OF DEED.

WITNESS OUR HANDS ON THIS THE 2 DAY OF JULY, 1979.

C. T. McCLANAHAN

MAUDE F. McCLANAHAN

STATE OF TENNESSEE

COUNTY OF WILSON

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR AND IN SAID STATE AND COUNTY, THE WITHIN NAMED BARGAINORS, C. T. McCLANAHAN AND WIFE, MAUDE F. McCLANAHAN, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO EACH ACKNOWLEDGED TO ME THE EXECUTION OF THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND SEAL ON THIS THE 2 DAY OF JULY, 1979.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

July 25, 1981

F39055

IDENTIF. REFERENCE

JUL 10 10 46 AM '79

FEE $ 1.00 REGISTER DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5462 PAGE 447

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

10[illegible].00- CO
8.60 CO TX
.50 PRPF[illegible]
9.00 MORE D
CHECK 12.10-
5178A07/10/79 BAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-39055

IDENTIF. REFERENCE

JUL 10 10 47 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 695940