437 07/18 211.64- CHECK

WARRANTY DEED

BOOK 5626 PAGE 442

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF July, 1980

Notary Public

MY COMMISSION EXPIRES: 1/22/84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Charles P. Cron, Attorney, 223 Madison Street, Madison, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard W. Jones et ux (NAME)	First Federal (NAME)	Map 145-3
1306 Tyne Avenue (STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	Par 2
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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, Charles D. Houston and wife, Kay E. Houston

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard W. Jones and wife, Jean C. Jones

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. 1 on the Revised Plan of Lot No. 1, Harpeth Acres, Section 3, and Lots Nos. 3, 4, 5 and 6, Harpeth Acres, Section 4, as of record in Book 2083, page 99, Register's Office for said County.

Said Lot No. 1 fronts 181 feet on the northerly side of Tyne Boulevard and runs back between lines 268 feet on the westerly line and 247 feet on the easterly line to a dead line, on which it measures 164.7 feet.

Being the same property conveyed to Charles D. Houston and wife, Kay E. Houston, by deed from Vera Graham Wilson and Husband, C. Floyd Wilson, Sr., as of record in Book 4709, page 244, said Register's Office.

**It is understood by the parties that part of the consideration for this conveyance is the assumption of and agreement to pay by the grantees the balance of a note which is secured by a deed of trust of record in Book 4709, page 246, said Register's Office, to which reference is here made for a more definite description of said note.

This is unimproved ( ) improved (X) property, known as 1306 Tyne Avenue, 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 hands this 16th day of July, 1980

Charles D. Houston
CHARLES D. HOUSTON

Kay E. Houston
KAY E. HOUSTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles D. Houston and wife, Kay E. Houston,

the bargainor S, 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, TN this 16th day of July, 1980

Commission Expires 1/22/84

Notary Public.

STATE OF
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 { 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__

My commission expires _____ Notary Public

F.98260

IDENTIF. REFERENCE

FILED PIONEER TITLE
FELIX W. HUFF, REGISTER
DAVIDSON COUNTY, TENN.
Jul 18 2 27 PM '80

WARRANTY DEED

FROM
CHARLES D. HOUSTON et ux

TO
RICHARD W. JONES et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.
REPRESENTING
U-LIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

78900.00- CO
205.14 CO TX
.50 PRFEE
6.00 WDEED
CHECK 211.64-
0437A07/18/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 98260

IDENTIF. REFERENCE T

JUL 18 2 27 PM '80

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TENN.

No. 768698