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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,250.00

Ted Fairchild
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF December 1980

Joan E. Martin
Notary Public

MY COMMISSION EXPIRES: Dec. 24, 1983

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Caesar E, Urrutia, Atty. P.O. Box 17526, Nashville, TN. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ted Fairchild (NAME)	Same (NAME)	119-14
4300 Kenilwood Drive ~~254 Timmons Avenue~~ (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	65
Nashville, TN. ~~XXXXX~~ 37204 (CITY) (STATE) (P. O. ZIP)	Same (CITY) (STATE) (ZIP)	6 DA 31912

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, Mildred Jones, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ted Fairchild

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:

Land in Davidson County, Tennessee, being the west 29.4 feet front and 28.1 feet rear of Lot No.7 and the easterly 50 feet of Lot No.6 Block "D" on the Map of Woodbine Court, Part Two, not of record, described according to a copy of a survey made by Blanchard & Parrish, Engineers, as follows:

BEGINNING at a point in the north margin of East Timmons Avenue, 576.1 feet east of a concrete monument set in the margin of said Avenue at the beginning of a curve at the intersection of said Avenue and Simmons Avenue; thence northerly 156.5 feet to a point in the line of Lot No. 24; thence with the line between Lots Nos. 6 and 24 and between Lots Nos. 7 and 23, easterly 78.1 feet to a point; thence southerly 156.5 feet to a point in the north margin of East Timmons Avenue; thence with the margin of the same, westerly 79.4 feet to the point of beginning.

Being the same property conveyed to Mildred Jones, by deed from Frank C. King and wife, Eula Mai King, of record in Book 4302, Page 155, Register's Office for Davidson County, Tennessee

This is ~~unimproved~~ ( ) improved (X) property, known as 254 (House Number) Timmons Avenue (Street), Nashville (P. O. Address), TN. (City or Town) 37211 (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 my hand this 17th day of December, 1980

Mildred Jones

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Mildred Jones, unmarried

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of December 1980.

Commission expires June 24, 1984 [illegible] 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 (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 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 Mildred Jones, unmarried

TO Ted Fairchild

G 2.1.872

IDENTIF. REFERENCE

DEC 15 9 50 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

12/15 98.02 CHECK

180

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5690 PAGE 197

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
			35250.00- CO	
			91.52 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	98.02-
0180A	12/15/80	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2.1.8 7.2

T
IDENTIF. REFERENCE

DEC 15 9 50 AM '80

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 797456