WARRANTY DEED BOOK 5768 PAGE 949

This instrument prepared by GOODPASTURE, CARPENTER & WOODS

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Robert S. Frances (NAME)	Same (NAME)	144-14-029
4350 Chickering Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37215 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100---------- ($10.00)---------- *DOLLARS*

cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged.

I, H. Jackson Brown, Jr. *have bargained and sold, and by these presents do transfer and convey unto the said* Robert S. Frances and wife Sharon H. Frances *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. 12 on the Map of Chickering Estates, Section 3, as of record in Plat Book 4460, page 146, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Piccadilly Place at the common front corner of Lots Nos. 12 and 13; thence with the common boundary line between said lots, northerly 455.5 feet to a point; thence south 72 deg. 11' west 175.90 feet to a point; thence south 29 deg. 45' west 282.11 feet to a point in the northerly margin of Piccadilly Place; thence with the same and along a slight curve, southeasterly 367.13 feet to the point of beginning.

Being the same property conveyed to H. Jackson Brown, Jr. by deed from Jack A. Pirrie and wife, Betty B. Pirrie, recorded in Book 5153, page 471, Register's Office for said County.

This conveyance is made subject to the following encumbrances:
(1) Ten-foot easement for public utilities along the rear line of premises and drainage and anchor easement located on premises, and conditions of owner's certificate as shown on Plan of record in Book 4460, page 146, Register's Office of Davidson County, Tennessee.

(2) 1981 taxes to prorated and assumed by Grantee.

07/13 189.00 CHECK

6241

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $67,500.00

Subscribed and sworn to before me, this the 24th day of April 1981

My commission expires 7/17/83 (Affix Seal)

Notary Public

(3) Restrictive covenants contained in an instrument of record in Book 2810, page 5, Register's Office for Davidson County, Tennessee as amended in Book 3096, page 210, Register's Office for said Count

(4) Restrictive covenants contained in an instrument of record in Book 4984, page 637, Register's Office for Davidson County, Tenness

This is unimproved (X) improved ( ) property, known as Lot 12, Chickering Estates, 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 Robert S. Francis and wife Sharon H. Francis *their heirs and assigns, forever.*

And I *do covenant with the said* Robert S. Francis and wife Sharon H. Francis *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, H. Jackson Brown, Jr. *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Robert S. Francis and wife Sharon H. Francis, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness hand this 24th *day of* April, *19* 81, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

H. Jackson Brown, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, C. Bennett Harrison, Jr., a Notary Public in and for said County and State, the within named H. Jackson Brown, Jr.

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

Witness my hand and official seal at Nashville, Tennessee, this 24th day of April, 19 81.

C. Bennett Harrison
Notary Public.

Commission Expires 7-17-83

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

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

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IDENTIF. REFERENCE

Jul 13 11 23 AM '81

FELIX Z. WILSON ☐ REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

H. Jackson Brown, Jr.

TO

Robert S. Frances and

Sharon H. Frances

PIONEER NATIONAL TITLE INSURANCE COMPANY

Public Square Building
344 Fourth Avenue North
NASHVILLE, TENNESSEE 37219
Phone 259-2290

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

RECEIVED OF _____

FOR _____

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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
			67500.00-	CO
			175.50	CO TX
			.50	PRFEE
			12.00	WDEED
			CHECK	188.00-
6242A07/13/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G50293

Identif. Reference
Jul 13 11:23 AM '81
Felix Z. Wilson II, Regr.
Davidson County, Tenn.

No. 832165