6357

DEED

BOOK 5769 PAGE 260

THIS DEED AND CONVEYANCE, herein made by Grantor, Birdie Mai Chandler, unmarried, to Horton A. Jones, Jr., Grantee, a married man but for his sole and separate ownership and use,

W I T N E S S E T H:

THAT, WHEREAS, Hattie Lee Jones, then a widow, died a resident of Davidson County, Tennessee, on the 14th day of November, 1972, seized and possessed of certain real property hereinafter described, which was conveyed to her by Warranty Deed of Thula Grisham Coverdale and husband, N.C. Coverdale, which is of record in Deed Book 1046, page 170, Register's Office of Davidson County, Tennessee; and

WHEREAS the Last Will and Testament of the said Hattie Lee Jones, Deceased, was supplied by order of the Chancery Court at Nashville, Part Probate, which order is of record in Minute Book 9-P, page 55, and is also set out in an order of record in Minute Book 266, page 26, and in Will Book 131, page 163, Office of the Clerk of the Probate Court of Davidson County, Tennessee; and by the terms of said will, Hattie Lee Jones devised and bequeathed said real property to the Grantor herein, Birdie Mai Chandler; and

WHEREAS Grantor is indebted to Grantee in the sum of approximately Thirteen Thousand and no/100 ($13,000.00), for funds advanced for her support, care and maintenance over a period of the past several years, and until the present date, and wishes insofar as she is able, to discharge said indebtedness by conveying to Grantee the property hereinafter described:

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES AFORESAID, and the release by Grantee to Grantor of all of said indebtedness owed by Grantor to Grantee to the date hereof, which release, by his signature affixed, Grantee expressly acknowledges, Grantor has this day bargained and sole, and does by these presents transfer and convey unto Grantee, for his sole and separate ownership and use, all of her right, title and interest in and to the following described property:

LAND in Davidson County, Tennessee, being parts of Lots Nos. 7 and 8 in the Waverly Land Company's plans of lots, called Waverly Place, as of record in Book 57, page 95, Registers Office for said county, described as follows:

Beginning at a point in the south margin of Argyle Avenue, formerly Fairview Avenue, 152 feet westerly from the west margin of Beech Avenue; thence southwestwardly along the line of a division fence 207 feet to a point which is 3 feet 6 inches west of the line between Lots Nos. 7 and 8, and 18 feet 6 inches north of the alley running along the south margin of Lots Nos. 7 and 8; thence westwardly 33 feet 6 inches to a point; thence southwardly 18 feet, 2 inches to the north margin of the above mentioned alley; thence westwardly with said alley 44 feet, more or less, to the northeast intersection of said alley and another alley lying along the west line of Lot No. 8; thence northwestwardly along the east line of the last mentioned alley 42.3 feet, more or less, to a point, thence northeastwardly 170 feet to a point in the southerly margin of Argyle Avenue; thence eastwardly along the south line of said avenue 154 feet to the point of beginning.

Being the same property conveyed to Thula Grisham Coverdale by deed from John Neuhoff and wife, of record in Book 919, page 72, said Registers Office; and

Being the same property conveyed to Hattie Lee Jones by Warranty Deed of Thula Grisham Coverdale and husband, N.C. Coverdale, of record in Deed Book 1046, page 170, said Registers Office.

TO HAVE AND TO HOLD, said real estate, with all appurtenances, estate, title and interest thereunto belonging to the said Horton A. Jones, Jr., his heirs and assigns, forever.

And Grantor does further hereby transfer, sign, set over and convey unto the said Grantee all of her rights arising out of the covenants of the Grantors, Thula Grisham Coverdale and husband, N.C. Coverdale to Hattie Lee Jones, her heirs and assigns in the said Warranty Deed hereinabove described.

Pursuant to the requirements of the law, the following information respecting the property above described and conveyed is furnished:

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Horton A. Jones, Jr. (NAME)	Same (NAME)	105-10, Parcel 17
221 Mockingbird Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205 (CITY) (P. O ZONE) (STATE)	(CITY) (ZONE) (STATE)	

This is unimproved property, known as City No. 823 Argyle Avenue, Nashville, Tennessee 37203.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 13,000.00

Subscribed and sworn to before me, this the 25th day of June, 1981

Horton Jones Jr.
Affiant

My commission expires: 7/16/84 (Affix Seal)

Mary Helen Maupin
Notary Public

IN WITNESS WHEREOF Grantor and Grantee have hereunto set their hands, this 25th day of June, 1981.

Birdie Mai Chandler
Grantor

Horton G. Jones Jr.
Grantee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Rose Ann Johnson, a Notary Public in and for the said County and State, the within named Birdie Mai Chandler, Grantor, and Horton A. Jones, Jr., Grantee, the within named bargainors, 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, Tennessee, this 25 day of June, 1981.

Rose Ann Johnson
Notary Public

My commission expires: 1-22-84

ROSE ANN JOHNSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:

Morton B. Howell, Attorney
Howell & Fisher
400 Court Square Building
Nashville, Tennessee 37201

IDENTIF. REFERENCE

JUL 13 3 41 PM '81
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Rec'd

G 5 0 3 8 3

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

RECEIVED OF _____

FOR _____

BOOK 5769 PAGE 263

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
			13000.00- CO	
			33.80 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	43.30-
6357A	07/13/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 5 0 3 8 3

IDENTIF. REFERENCE

JUL 13 3 41 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 832278