FORM NO. WD-1

BOOK 5840 PAGE 676

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$18,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF January 19 82

Notary Public

MY COMMISSION EXPIRES: 4/27/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis J. & Christina A. Jones (NAME)	Same (NAME)	Map 174
914 Timberside Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P/O Par. 8
Nolensville, Tn. 37135 (CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	P/O 5D-23451

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 W. K. Gardner and wife, Pattygale G. Gardner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dennis J. Jones and wife, Christina A. 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:

LAND in the 5th Civil District of Davidson County, Tennessee, described according to a survey by Howard George and Associates, dated November 23, 1981, as follows:

BEGINNING at an iron pin set in the Westerly right-of-way of Pettus Road, approximately 1490 feet South of the center line of Preston Road; thence with the said right-of-way S 1 deg. 30 min. 00 sec. W, 100 feet to an iron pin set; thence N 88 deg. 30 min. 00 sec. W, 450.00 feet to an iron pin set; thence S 37 deg. 13 min. 43 sec. W, 262.37 feet to an iron pin set; thence S 1 deg. 47 min. 24 sec. W, 96.05 feet to an iron pin set; thence S 87 deg. 09 min. 26 sec. W, 1207.49 feet to an iron pin set in a fence; thence N 0 deg. 00 min. 52 sec. W, 330.91 feet to an iron pin set in a fence; thence S 89 deg. 57 min. 07 sec. E, 1215.09 feet to an iron pin set; thence N 2 deg. 16 min. 05 sec. E, 101.08 feet to an iron pin set; thence N 77 deg. 23 min. 10 sec. E, 155.09 feet to an iron pin set; thence S 88 deg. 30 min. 00 sec. E, 450.00 feet to the beginning, containing 10.03 acres, more or less, and known as Tract III.

BEING a part of the same property conveyed to W. K. Gardner and wife, Pattygale G. Gardner by deed from Carroll Maxwell and Adelee Maxwell Yates, of record in Book 4904, page 320, Register's Office for Davidson County, Tennessee.

THIS conveyance subject to an easement from Tract I to Cecil Gardner residence across portion of front of this lot. 30 days from date water tap is available to Cecil Gardner, said easement will be terminated. Tr. III does not have the right to use water from said line.

THIS conveyance is subject to the following Restrictive Covenants: (1) No trailer or mobile home may be used as temporary or permanent living quarters. (2) No swine or commercial poultry may be kept on property. (3) No storage of junk cars, storage of building materials or any other offensive or unsightly storage may be placed on Tract. TAXES for 1982 have been pro-rated and assumed by Grantees.

unimproved ( )
This is improved ( ) property, known as Tr. III Pettus Road
(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 hand this 12th day of January, 1982

W. K. Gardner by Ramsey B. Leathers, Jr. attorney-in-fact

W. K. Gardner

Pattygale G. Gardner

Pattygale G. Gardner

Ramsey B. Leathers, Jr. executed this instrument on behalf of W. K. Gardner pursuant to a Power of Attorney of record in Book 5827, page 176, said Register's Office.

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named wife, Pattygale G. Gardner

the bargainor S, 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 Nashville, Tennessee, this 12th day of January 1982

Commission expires 4/21/85

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

G 75173

WARRANTY DEED

FROM
W. K. Gardner and wife,

Pattygale G. Gardner

TO
Dennis J. Jones and wife,

Christina A. Jones

IDENTIF. REFERENCE

JAN 14 2 28 PM '82

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TENN.

File Box 24

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

01/14 53.30 CHECK

7137

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ramsey B. Leathers, Jr. with whom I am personally acquainted, and who acknowledged that he executed the within instrument on behalf of W. K. Gardner as his Attorney in Fact as the free act and deed of the within named W. K. Gardner.

Witness my hand and official seal at Nashville, Tn. this the 14th day of January 1982.

My Commission expires: 4/21/85

Notary Public

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

RECEIVED OF _____

FOR BOOK 5840 PAGE 678

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
			18000.00-	CO
			46.80	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	53.30-
7137A01/14/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 7 5 1 7 3

IDENTIF. REFERENCE

JAN 14 2 28 PM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 861873