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RUSH

BOOK 5900 PAGE 27

JUN 18 10 33 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

SEND TAX BILLS TO NEW OWNER:

Jimmy Ray Jones et ux
P.O. Box 54
Joelton, Tennessee 37080

WARRANTY DEED

THIS DEED OF CONVEYANCE, executed and delivered on this the 11 day of June, 1982, by and between NELLIE MAY COOPER, a widow, hereinafter called the Grantor, to JIMMY RAY JONES and wife, ANN A. JONES, hereinafter called the Grantees; that for and in consideration of the sum of three thousand five hundred dollars ($3500.00) cash in hand paid, and the payment of a note executed contemporaneously with this deed for an additional three thousand five hundred dollars ($3500.00), payable to the order of NELLIE MAY COOPER, which note being due and payable on February 1, 1983; said note does not create a lien on the property described below, the receipt of which is hereby acknowledged, and for other good and valuable consideration, paid and to be paid and secured as hereinafter set out, the said Grantor, has this day bargained and sold, and does by these presents hereby bargain, sell, transfer and convey to the Grantees, their survivors and assigns, the following described real property, located in the 14th Civil District of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

LOCATED on the south side of the Joelton to Goodlettsville Road, in the 14th Civil District of said County and State, and being Tract No. 3 in the Weaver heirs subdivision,

BEGINNING at a stake in the center of the Joelton to Goodlettsville Road, being the northeast corner of Tract No. 2 of said subdivision, thence with the east line of Tract No. 2 south 3° west 169 poles to a stake in Will Boyds north line; the southeast corner of Tract No. 2; thence with said Boyds line

THIS INSTRUMENT PREPARED BY:

Phyllis A. Dozier, Attorney
613 South Main Street
Springfield, Tennessee 37172

MAP & PARCEL NUMBERS

15- 99 ML

NO TITLE SEARCH

south 88° east 48 poles to a stake white walnut pointers; thence with a new marked line north 3° east 256 poles to a stake in the center of the aforesaid pike; thence with the center of said pike south 3° west, 9.1 poles; south 37 ¼° west 62 poles; south 46 ½° west 11.6 poles to the point of beginning. Said property presently contains seven acres more or less.

BEING a part of the same property conveyed to Nellie May Cooper by deed from M.E. Link of record in Book 1261, page 545, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE-DESCRIBED PROPERTY BUT EXCLUDED FOR THE PURPOSES OF THIS CONVEYANCE, is a tract containing approximately 43.17 acres previously conveyed to the said Jimmy Ray Jones and wife, Ann A. Jones by the said Nellie May Cooper by deed of record in Book 4833, page 1, Register's Office for Davidson County, Tennessee, said tract being the remainder of the original 60 acre tract conveyed to Nellie May Cooper by deed from M.E. Link.

SAID PROPERTY is hereby expressly made subject to a life estate for the benefit of the Grantor, NELLIE MAY COOPER, said interest in the above-described property to remain in effect for the duration of her natural life whether or not the Grantor actually resides on the premises.

TO HAVE AND TO HOLD the premises aforesaid, with all the appurtenances and immunities thereto pertaining, unto the said Grantees, their survivors and assigns forever.

And I do covenant with the Grantees, survivors and assigns, that I am lawfully seized and possessed of said property; that I have a good and perfect right to convey the same; that the same is free and clear of all encumbrances except the life estate retained by the Grantor as set out above. The Grantor further covenants and binds herself, her heirs and representatives to forever warrant and defend the title to said property unto the Grantees, their survivors and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS my hand this 11th day of June, 1982.

X Nellie May Cooper
NELLIE MAY COOPER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Eunia Lee Bandy, a Notary Public in and for said County & State, the within named, NELLIE MAY COOPER, a widow, the Bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within deed instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office at White's Creek, Tennessee, on this the 11 day of June, 1982.

Eunia Lee Bandy
NOTARY PUBLIC

My Commission Expires: 1-15-83

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration of this transfer, or value of the property or interest in property transferred, whichever is greater, is $7000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Nellie May Cooper
AFFIANT

Subscribed and sworn to before me this 11 day of June, 1982.

Eunia Lee Bandy
NOTARY PUBLIC or REGISTER

My Commission Expires: 1-15-83

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

7000.00- CO
18.20 CO TX
.50 PRFEE
9.00 WDEED
CHECK 27.70-
3463A06/18/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 9 6 2 6 2

FERENCE

JUN 18 10 33 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 887180