Form No. WD-1

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER. FOR THIS TRANSFER IS $ 4800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF Aug 1982

Notary Public

MY COMMISSION EXPIRES: 1-23-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON – 295 PLUS PARK BOULEVARD, SUITE J – NASHVILLE, TN 37217

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
T. C. Jones	SAME	MAP 59-16
(NAME)	(NAME)	
1711 9th Avenue North		PARCELS 156, 157
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	& 158 , 185,
Nashville, TN 37208		177,176,193,194, & 181
(CITY) (STATE) (P.O.ZIP)	(CITY) (STATE) (ZIP)	

Mail

FOR AND 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, Irene S. Francis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO T. C. Jones, a single person and D. C. Allen, as tenants in common

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OR LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT.

Being Lots Number 41, 42 and 43 on the plan of Hickory Heights, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, May 22, 1948, as follows:

BEGINNING on the East Margin of Avalon Drive at the common corner of Lots Number 40 and 41, said beginning point being 922 feet south of the north property line of the said sellers and 175.68 feet east of the west property line of the said sellers: running thence eastward 150 feet along the line between Lots Number 40 and 41: running thence southward 150 feet along the west line of Lots Number 3, 4 and 5: running thence westward 150 feet along the line between Lots Number 43, and 44 to the East Margin of Avalon Drive, and running thence northward 150 feet along the East Margin of Avalon Drive to the point of beginning.

For Prior source of title see Deed Book 2689, Page 163 , and Deed Book 3377, Page 340 , Register's Office said County.

Being Lots No. 6, 7, 15, 19, 23 and 24 on the unrecorded Map of Hickory Heights, as surveyed by Z. J. Wilkinson, Surveyor, May 22, 1948, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF.

This is ( ) unimproved (X) improved property, known as Vacant lots: Avalon Drive and Manila Street, Nashville, Tn.
(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 heir 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 13th day of August, 19 82

Irene S. Francis

3777

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STATE OF TENNESSEE
Da idson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Irene S. Francis

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 13th day of August 19 82

Commission expires 1-15-83

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 (their several oaths) acknowledged (themselves) to be the ____ and ____ respectively of the ____ the within named bargainer, and corporation, and that (he) (they) as such ____ and ____, being authorized so to do, execute 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
Irene S. Francis

TO
T. C. Jones

EDWARD SEDDON
ATTORNEY - AT - LAW
295 Plus Park Blvd., Suite J
Nashville, Tennessee 37217

OFFICIAL RECEIPT

E X H I B I T "A"

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Said Lots Nos. 6 and 7 described together as follows: BEGINNING at a point in the west margin of Manila Street 256 feet north from the north margin of Chris Street, being the corner of Lots No. 5 and 6; thence with the line between said lots, westerly 150 feet to a point; thence northerly 100 feet to the corner of Lots Nos. 7 and 8; thence with the line between said lots, easterly 150 feet to the westerly margin of Manila Street; thence with the margin of the same, southerly 100 feet to the point of beginning.

Said Lot No. 15 is described as follows: Beginning at a point in the west margin of Manila Street at the corner of Lots No. 14 and 15, said point being 706 feet north from the north margin of Chris Street; thence with the line between said lots, westerly 150 feet to a point; thence northerly 50 feet to a corner of Lot No. 16; thence with the line between Lots No. 15 and 16, easterly 150 feet to the west margin of Manila Street; thence with the margin of the same, southerly 50 feet to the point of beginning.

Said Lot No. 19 is described as follows: BEGINNING at a point in the west margin of Manila Street at the corner of Lots No. 18 and 19, said point being 906 feet north from the north margin of Chris Street; thence with the line between said lots, westerly 150 feet to a point; thence northerly 50 feet to a corner of Lot No. 20; thence with the line between Lots No. 19 and 20, easterly 150 feet to the west margin of Manila Street; thence with the margin of the same, southerly 50 feet to the point of beginning.

Said Lots No. 23 and 24 described together as follows: BEGINNING at a point in the east margin of Avalon Drive at the corner of Lots No. 24 and 25, said point being 1,113 feet north from the north margin of Chris Street; thence with the line between Lots No. 24 and 25, easterly 150 feet to a point; thence northerly 83 feet to the north line of this Subdivision; thence with the north line of the same, westerly 154.81 feet to the east margin of Avalon Drive; thence with the margin of the same, southerly 122 feet to the point of beginning.

H 0 4 4 3 4

IDENTIF. REFERENCE

AUG 16 1 34 PM '82

DAVIDSON COUNTY, TN

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
			4800.00- CO	
			12.48 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	21.98-
3777A	08/16/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H.O. 4.4.3.4

IDENTIF. REFERENCE

AUG 16 1 34 PM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 897129