BOOK 5938 PAGE 439

Form No. WD-1

H 0 8 8 7 7

re-record
BOOK 5943 PAGE 482

MAIL TAX

T.
IDENTIF. REFERENCE

SEP 17 9 59 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$295,000.00 Charles E. Jones Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August 1982

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 1-22-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
THOMPSON & CRAWFORD, ATTORNEYS, 14th FLOOR, 1st AMERICAN BLDG., NASHVILLE, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Jones, Jr. (NAME)	Same: (NAME)	144-3
1066 Lynwood Blvd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	4
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FH-07030

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, Ruth Hargrove Wagner and husband, Russell Lee Wagner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles E. Jones, Jr. and wife, Janet T. 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 Davidson County, Tennessee, being Lot No. 24 and the westerly part of Lot No. 25 on the Plan of Chickering Hills, Section One, as of record in Book 2331, page 8, Register's Office for said County.

Beginning at a point on the northerly margin of Lynwood Boulevard at the common corner of Lots Nos. 23 and 24 on said plan; thence with the line between said two lots northerly 272.4 feet to a point in the southerly line of Lot No. 12 on said plan; thence with the line between Lots Nos. 11, 12 and 24 on said plan easterly 140 feet to a monument at the northeast corner of said Lot No. 24; thence with the line between Lots Nos. 11 and 25 on said plan northeasterly 56 feet to the northwest corner of the property conveyed to Herman Hudson by deed from W. L. Bainbridge, Jr., and wife, as of record in Book 2927, page 413, Register's Office for said County; thence with said Hudson's westerly line southerly 271.5 feet to a point in the northerly margin of said Boulevard, said point being 128 feet westerly from the southeast corner of said Lot No. 25; thence with the same around a slight curve to the right, westerly 287.61 feet to the beginning.

Being the same property conveyed to Ruth Hargrove Wagner, by deed from Russell Lee Wagner, of record in Book 5549, page 515, Register's Office for said County.

This conveyance is subject to any and all existing easements, restrictions, and rights of way of record.

RUSSELL LEE WAGNER, husband of the Grantor, joins in the execution of this deed for the purpose of transferring and conveying any and all right, title, or interest he may have in the above-described property.

This is unimproved ( ) improved (XX) property, known as 1066 Lynwood Blvd., Nashville, TN 37215
(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 hands this 31 day of August, 1982

RUTH HARGROVE WAGNER: Ruth Hargrove Wagner

RUSSELL LEE WAGNER: Russell Lee Wagner

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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 Ruth Hargrove Wagner and husband, Russell Lee Wagner

the bargainor S, 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 this 31 day of August 1982

M. REBECCA SANDERS
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES:
APRIL 17, 1983

M. Rebecca Sanders
Notary Public

Commission Expires

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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

WARRANTY DEED

FROM

Ruth Hargrove Wagner and husband,

Russell Lee Wagner

TO

Charles E. Jones, Jr. and wife,

Janet T. Jones

Recorded
10520

IDENTIF. REFERENCE

SEP 30 8 57 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Return to:
WILKINS & ADAMS, ATTORNEYS
2210 CRESTMOOR ROAD
NASHVILLE, TENNESSEE 37215

THOMPSON & CRAWFORD
ATTORNEYS AT LAW
14th FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238