OFFICIAL RECEIPT

THIS INSTRUMENT PREPARED BY:
O'Hare, Sherrard & Roe
Fourth Floor, St. Cloud Corner
Nashville, TN 37219

BOOK 6026 PAGE 262

WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Ronald F. Niesen and wife, Barbara Y. Niesen 5805 Beauregard Drive Nashville, TN 37205	Same	145-09-24

FOR AND IN CONSIDERATION of the sum of One Hundred Forty-Five Thousand and No/100 Dollars ($145,000.00) Donald P. Jones, Executor of the Estate of Mary M. Jones, deceased (hereinafter referred to as the "Grantor"), has bargained and sold, and does hereby transfer and convey unto Ronald F. Niesen and wife, Barbara Y. Niesen (hereinafter referred to as the "Grantee"), and to the said Grantee's heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Being Lot No. 70 on the Plan of TYNE VALLEY ESTATES, Section 2, of record in Book 3300, page 72, Register's Office for said County. Said Lot No. 70 fronts 203 feet on the southwesterly side of Beauregard Drive and extends back 272 feet on the northwesterly line and 254.5 feet on the southeasterly line to a dead line in the rear on which it measures 205 feet.
>
> Being the same property conveyed to Buford P. Jones and wife, Mary M. Jones, from Haury and Smith Contractors, Inc., recorded in Book 3459, page 167, Register's Office, Davidson County, Tennessee, the said Buford P. Jones, first, and the said Mary M. Jones, second, having since died in the order listed above.

This is improved property, known as 5805 Beauregard Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantor, to the said Grantee and the said Grantee's, heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for the following: taxes for the year 1983, Restrictive Covenants of record at Book 3406, page 490, Register's Office for Davidson County, Tennessee, and the matters shown in the Plat of record in Book 3300, page 72, said Register's Office. Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to the said Grantee and to the said Grantee's heirs and assigns, against the lawful claims of all persons.

Witness my hand on this 24th day of March, 1983.

Donald P. Jones Executor of the Estate of Mary M. Jones

Donald P. Jones, Executor of the Estate of
Mary M. Jones

OFFICIAL RECEIPT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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Before me, Rita McQuerry, a Notary Public in and for the County and State aforesaid, personally appeared Donald P. Jones, Executor of the Estate of Mary M. Jones, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 24 day of March, 1983.

Rita McQuerry
Notary Public

My Commission Expires:
April 21, 1985

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $145,000.00.

Donald P. Jones
Affiant

Subscribed and sworn to before me, this the 24 day of March, 1983.

Rita McQuerry
Notary Public

My Commission Expires:
April 21 1985

RUSH

IDENTIF. REFERENCE

H 38018

MAR 24 2 45 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

03/24 353.50- CHEC

5556

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6026 PAGE 264

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
			145000.00- CO	
			377.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 383.50-	
			5556A03/24/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3801:8

IDENTIF. REFERENCE

MAR 24 2 45 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 937437