WARRANTY DEED. (For Typewriter) (Box 687-1) Revised 1975 MARSHALL & BRUCE - NASHVILLE

WARRANTY DEED

BOOK 6036 PAGE 281

This instrument prepared by:
JAMES W. CHAMBERLAIN, P. C.
ATTORNEY AT LAW (Name)
105 Court Square-P. O. Box 98 (Street address or Route Number)
Lafayette, (City) Tennessee (STATE) 37083 (ZIP CODE)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William E. Jones and wife, Phyllis Jones (NAME:)	S A M E (NAME:)	Part of Map 64
Box 185-Jones Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 16
Old Hickory, TN 37138 (CITY) STATE (ZIP CODE)	(CITY) STATE (ZIP CODE)	

FOR AND IN CONSIDERATION of the sum of TEN & NO/100----------
----------($10.00)----------DOLLARS

and for other good and valuable considerations and for the expressed purpose of making a gift of a 2/7 undivided interest, I, Alma Jones, a widow with title,

2/7 undivided interest
have bargained and sold, and by these presents do transfer and convey unto the said

William E. (Bill) Jones and wife, Phyllis Jones, their heirs and assigns, a certain tract or parcel of land in 4th Civil District of Davidson County, State of Tennessee, as follows:

SEE ATTACHED FOR DESCRIPTION AND REFERENCES

H 41518

IDENTIF. REFERENCE

APR 13 11 12 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 58,000.00
William E. Jones
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF April 1983.
D. D. Williams
Deputy Register

Alma Jones - Old Hickory Farm
Tract No. 4 Davidson County, Tenn.

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From Mrs. Alma Jones

Part of Tax Map 64

To William E. (Bill) & Phyllis Jones

Parcel 16

A certain tract or parcel of land lying in the 4th Civil District of Davidson County, State of Tennessee, described according to a survey made by Petty and Petty, Registered Surveyors, dated October 17, 1979, as follows: Beginning on an iron pipe in center of a 50-foot right of way and the northwest corner of Mrs. Alma Jones Tract No. 3 of her Old Hickory Farm thence: North 85° 37' West 1,110 feet with drain to a point, Thence, South 69°52' West 273 feet with drain to a point, thence South 52° West 162 feet with drain to an iron pipe, thence North 5° West 350 feet with drain to an iron pipe, thence North 32° West 383 feet to an iron pipe on West side of a Slough, thence South 81° 33' West 1,870 feet to an iron pipe at the low water mark of the Cumberland River, thence North 11° (54' & 52") West 1,186 feet with Cumberland River to an iron pipe. Thence, North 85° 22' East 1,845 feet with fence, Davenport's line, to fence corner, thence, South 26° 45' East 182 feet with fence, Davenport's line, to fence corner, thence, North 87° 35' East 549 feet with fence, to fence corner in east side of old right-of-way, thence, South 4° (29' 52") West 1,196 feet with fence to an iron pipe. Thence, North 79° 7' East 1,118 feet with staked line to a corner, thence North 76° 23' East 385 feet with fence to an iron pipe, thence, South 15° 25' East 550 feet with fence to an iron pipe in north side of 50-foot right-of-way. Thence, South 77° 15' West 171 feet with north side of right-of-way to an iron pipe, thence South 23° 25' East to the point of beginning, containing 72.39 acres more or less.

Also - Conveyed herewith is an undivided interest with the right to use, construct and maintain paraphernalia associated with the operation and maintenance of a pump to a spring which is located on Tract No. 3, as set out by the Petty Survey. Said tract number 3 being conveyed to Louise Huffines.

Also - Conveyed herewith is an undivided interest with the right to use and maintain for a road easement which will provide ingress and egress to the main tract described above, described as follows: Begin at an iron stake and post, walnut pointer, on the westerly margin of Hadley Bend Road, (Also known as Old Hickory Blvd.), the southeast corner of the Hadley Bend City Subdivision, and running thence with the westerly margin of the said Old Hickory Blvd., in a southeastern direction, 1,000 feet more or less to an iron pipe set on the western margin of Old Hickory Blvd., and said point being the true point of beginning of the easement herein conveyed. Thence, South 77° 15' West 1,508 feet more or less to a point. Thence, South 23° 25' East 50 feet more or less to a point. Thence, North 77° 15' East 1,508 feet more or less to a point on the westerly margin of Old Hickory Blvd. Thence North 14° 21' West 50 feet more or less to the true point of beginning containing 1.73 acre road easement more or less.

William E. (Bill) and Phyllis Jones
Box 185 - Jones Lane
Old Hickory, TN 37138

Being a portion of the land conveyed to Alma Jones by will from her husband, Genie Jones, and recorded in Will Book 1, Page 67, dated May 25, 1939. Said Will probated in the County Court of Macon County, Tennessee on February 24, 1960.

The previous and last conveyance being a Deed to

Registered in Register's Office of

Page

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To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said

William E. (Bill) Jones and wife, Phyllis Jones, their

heirs and assigns, forever. And I do covenant with the said

William E. (Bill) Jones and wife, Phyllis Jones

2/7 undivided interest

that I am lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said

William E. (Bill) Jones and wife, Phyllis Jones, their

heirs and assigns, against the lawful claims of all persons whomsoever. A

Witness my hand, this 9th day of February, 19 83

Witness:

Alma Jones
ALMA JONES

State of Tennessee County.

The foregoing Deed was received and transferred.

This day of , 19 , at O'Clock M.

Assessor of Property.

OFFICIAL RECEIPT

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE, MACON **COUNTY**

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

ALMA JONES

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 Lafayette, Tennessee, this 9th day of February, 1983

My Commission Expires 10-24-84, 19

Notary Public.

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE, **COUNTY**

Personally appeared before me, and for said County and State, the within named

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, a Notary Public in

the bargainor, 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

Tennessee, this day of, 19

My Commission Expires, 19

Notary Public.

STATE OF TENNESSEE Register's Office, 19

COUNTY OF

The foregoing instrument and certificate were noted in Note Book Page At O'Clock M.

19, and recorded in Book, Series, Page State Tax

Paid $ Fee Recording Fee Total Witness my hand Receipt No.

Register.

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

Affiant.

Subscribed and sworn to before me this the day of, 19

Register or Notary Public.

Warranty Deed

FROM

ALMA JONES

TO

WILLIAM E. (BILL) JONES AND WIFE, PHYLLIS JONES

STATE OF TENNESSEE

DAVIDSON COUNTY.

Register's Office

Received for record the.....day of

....., A.D. 19....,

at.....o'clock.....M. Noted in Note Book

....., page....., and recorded in Book

of Deeds....., Vol....., Page.....

Fee Paid, $.....

State Tax . . . . . $.....

Clerk's Fee . . . . . $.....

Total . . . . . $.....

Paid this.....day of....., 19.....

.....

Register.

(Box 687-1) MARSHALL & BRUCE - NASHVILLE

OFFICIAL RECEIPT

BOOK 6036 PAGE 286

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6036 PAGE 287

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
			20000.00- CO	
			52.00 CO TX	
			.50 PRFEE	
			18.00 WDEED	
			CHECK	70.50-
			9832A04/13/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 1:5 1 8

IDENTIF. REFERENCE

APR 13 11 12 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 941572