2005

Map 148
RR. Prop Js

This instrument prepared by
William C. Basney, Attorney at Law
500 Water Street
Jacksonville, Florida

Address New Owner as Follows:

Richard E. and Sally M. Jones
(Name)

2540 Una Antioch Pk. 37013
(Address)

Antioch, TN 37013
(City) (State) (Zip Code)

Send Tax Bills To:

Richard E. and Sally M. Jones
(Name)

2540 Una Antioch Pk.
(Address)

Antioch, TN 37013
(City) (State) (Zip Code)

FOR AND IN CONSIDERATION of the sum of Twenty Thousand Dollars ($20,000.00), cash in hand paid by RICHARD E. JONES, hereinafter sometimes called Grantee, the receipt of which is hereby acknowledged, SEABOARD SYSTEM RAILROAD, INC., a Virginia corporation, hereinafter sometimes called Grantor, has bargained and sold, and by these presents does hereby bargain, sell, transfer and convey unto the Grantee, his heirs and assigns, subject to the conditions hereinafter stated, a tract or parcel of land located in Nashville, in the Second Civil District of Davidson County, Tennessee, to-wit:

Beginning at a pin being twenty-seven and five tenths (27.5) feet west of center line of the Nashville to Chattanooga main track of Seaboard Railroad and being three thousand six hundred eighteen (3,618) feet south of Mile Post #9; thence in a line twenty-seven and five tenths (27.5) feet from and parallel to the center line of said track, S 27° 38' 08" E, three hundred sixty-seven and fifty-two hundredths (367.52) feet to a railroad spike; thence in a line parallel to and ten (10) feet from the center line of Antioch Pike, N 68° 14' 57" W, one hundred eleven and four hundredths (111.04) feet to a railroad spike; thence with the easterly lines of Majors, N 29° 50' 06" E, fifty-eight (58.00) feet to a pin and N 59° 59' 25" W, one hundred ten (110.00) feet to a pin; thence with the easterly line of Simpson, N 43° 55' 36" W, forty (40.00) feet to a pin; thence with the easterly line of Huffman and the easterly end of alley, N 27° 38' 08" W, one hundred nineteen (119.00) feet to a pin; thence with the southerly line of

03/10/94 15:55 TAX

2498

Antioch Methodist Church, (fenced), N 61° 15' 40" E, seventy and seven-ty-seven hundredths (70.77) feet to a pin and continuing with the southerly line of Seaboard Railroad, twenty-two and seventy-three hundredths (22.73) feet (a total distance in all of ninety-three and fifty hundredths (93.50) feet to the BEGINNING, containing .55 acre, more or less, being part of the same property conveyed to The Nashville, Chattanooga & St. Louis Railway by A. Smith, by deed dated July 1, 1884, recorded in Deed Book 85, page 55, and acquired by the Louisville and Nashville Railroad Company through merger between the Louisville and Nashville Railroad Company and The Nashville, Chattanooga & St. Louis Railway on August 30, 1957, the Agreement of Merger being recorded in Deed Book 2720, page 201 and acquired by the Seaboard Coast Line Railroad Company through merger between the Seaboard Coast Line Railroad Company and the Louisville and Nashville Railroad Company, effective December 29, 1982, recorded in Book 5992, page 495, and name of the surviving company changed to the Seaboard System Railroad, Inc., by virtue of name change effective December 29, 1982, recorded in Book 5992, page 495, all in the Register's Office, Davidson County, Tennessee.

The Grantor shall pay all taxes on the hereinabove described property for the year 1983 and the Grantee agrees to assume all taxes for the year 1984 and thereafter.

The Grantee agrees to assume and be bound by all obligations assumed by the Grantor in deeds or contracts of record affecting the above described premises, and to recognize all easements to which the above described premises are servient, whether such easements be apparent, or created by instruments of record or otherwise.

TO HAVE AND TO HOLD, the said tract or parcel of land with all the appurtenances thereunto belonging to the Grantee, his heirs and assigns, forever in fee simple with covenants of General Warranty.

IN WITNESS WHEREOF, the Seaboard System Railroad, Inc., has hereunto subscribed its name this 23rd day of January, 1984.

BOOK 6229 PAGE 475

SEABOARD SYSTEM RAILROAD, INC.

Attest: _____
Corporate Secretary

By _____
Vice President

STATE OF FLORIDA

COUNTY OF DUVAL

Before me, a Notary Public of the State and County aforesaid, personally appeared J. T. Rice with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President of the Seaboard System Railroad, Inc., the within named bargainor, a Virginia corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

My commission expires NOTARY PUBLIC, STATE OF FLORIDA My commission expires Sept. 15, 1987 Bonded thru Patterson Insurance Agency.

Witness my hand and seal, at office in Jacksonville, Duval County, Florida, this 23rd day of January, 1984.

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 20,000.00
_____
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 10th DAY OF Feb 1984.
_____
Deputy Register

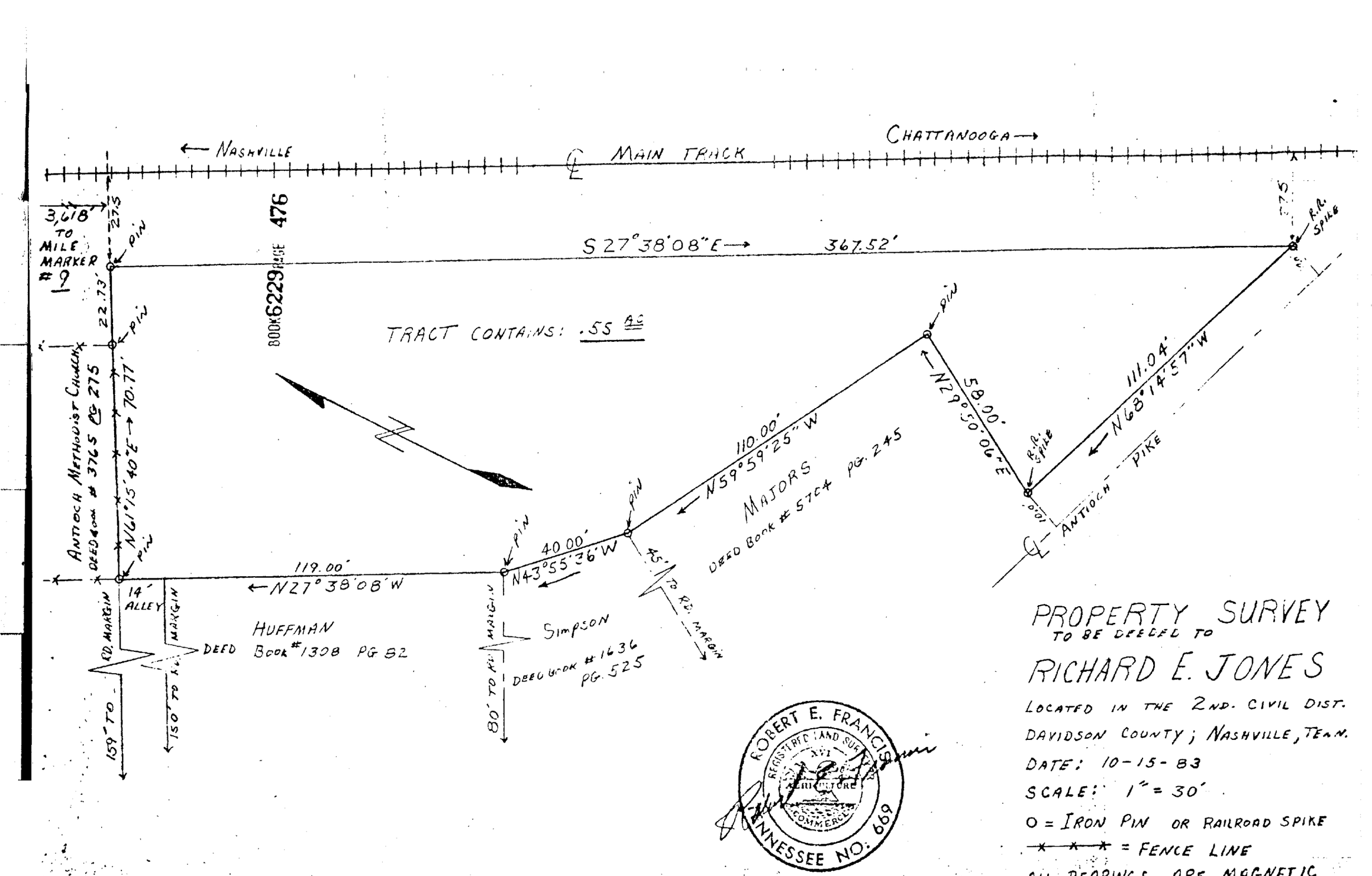
RUSH

FELIX A. WILLIAMS, REGISTER
DAVIDSON COUNTY, TN

FEB 10 11 20 AM '84

IDENTIF. REFERENCE

102594



PROPERTY SURVEY

TO BE DEEDED TO

RICHARD E. JONES

LOCATED IN THE 2ND. CIVIL DIST.
DAVIDSON COUNTY; NASHVILLE, TENN.

DATE: 10-15-83

SCALE: 1" = 30'

O = IRON PIN OR RAILROAD SPIKE

-x-x-x- = FENCE LINE

ALL BEARINGS ARE MAGNETIC

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6229 PAGE 477

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- CAMT.
52.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 64.50-
2498A02/10/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.02594

IDENTIF. REFERENCE

FEB 10 11 28 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 12727