SEND TAX BILLS TO:
GRACE E. JONES
231 Lake Terrace
Hendersonville, Tn
37075

THIS INSTRUMENT PREPARED BY
HARSH & KELLY
LAW OFFICES
GALLATIN, TN 37066

Map 72-7.
Par 296

BOOK 6345 PAGE 121

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby expressly acknowledged, I, MARY VIOLET BROWDER, a widow, have this day bargained and sold and by these presents do hereby transfer and convey unto GRACE E. JONES, her heirs and assigns, the following described lot or parcel of land more particularly described as follows:

A CERTAIN LOT or parcel of land in Davidson County, Tennessee, described as follows, to wit:

BEING LOT NO. 25 on the Map of the Waters Place on Maxey Lane, as of record in Book 332, pages 136 and 137, Register's Office for said County.

SAID LOT NO. 25 fronts 59 feet on the easterly side of Riverside Drive and runs back between parallel lines, along the northerly margin of Oakhurst Avenue, 160 feet to an alley in the rear.

BEING the same property conveyed to Sarah Gardner and George W. Browder and wife, Mary Violet Browder, by deed from Josie Jetton Davis, a widow, of record in Book 2039, page 210, in the Register's Office of Davidson County, Tennessee. George W. Browder died intestate on March 5, 1968, leaving his wife, Mary Violet Browder as the sole owner of his interest in the abovedescribed property.

Sarah Gardner and Mary Violet Browder executed a deed conveying the above described property to Charles Edward Jones and wife, Grace E. Jones, in approximately June, 1973. However, said deed was misplaced and never recorded.

Sarah Gardner died testate on October 8, 1975, while a resident citizen of Davidson County, Tennessee, and by Will of record in Will Book 115, page 40, in the Probate Court Clerk's Office for Davidson County, Tennessee, and of record in Deed Book _____, page _____, in the Register's Office of Davidson County, Tennessee, willed and devised all of her property to Mary Violet Browder. (Mary Clendening Browder and Mary Violet Browder are one and the same person.)

7798 - 07/3[illegible] CHECK

By Final Decree of record in Book 6269, page 311, in the Register's Office of Davidson County, Tennessee, in the Case of Grace Elizabeth Hill Jones vs. Charles Edward Jones, Grace Elizabeth Hill Jones, was awarded title to the above described property known as the duplex property at 2213 Riverside Drive, Nashville, Tennessee.

HOWEVER, as title was never properly vested in Charles Jones and wife, Grace E. Jones, due to the fact that said deed was misplaced and never recorded, MARY VIOLET BROWDER is executing this deed of conveyance in order to convey title to the hereinabove described property to Grace E. Jones making her the sole and rightful owner of same in accordance with the above facts.

TO HAVE AND to hold the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said GRACE E. JONES, her heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEE that I am lawfully seized and possessed of the above described lot or parcel of land, that I have a good right to convey same, and that the same is unencumbered, EXCEPT for applicable building and zoning regulations, all visible easements, restrictions of record, and all delinquent and current taxes owing on same which are to be paid according to the terms of the divorce decree of record in Book 6269, page 311, Register's Office of Davidson County, Tennessee.

I FURTHER COVENANT with the said GRANTEE and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said GRACE E. JONES, her heirs and assigns, against the lawful claims of all persons whomsoever.

POSSESSION with deed.

WITNESS my hand this the 30th day of July, 1984.

Mary Violet Browder
MARY VIOLET BROWDER

STATE OF FLORIDA

BOOK 6348 PAGE 123

COUNTY OF Hernando

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARY VIOLET BROWDER, a widow, 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 Spring Hill, Florida, this the 20th day of July, 1984.

NOTARY PUBLIC AT LARGE FOR THE STATE OF Florida

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES NOV 1 1985
BONDED THRU GENERAL INS. UNDERWRITERS

MY COMMISSION EXPIRES:

****

STATE OF TENNESSEE
COUNTY OF SUMNER

I, OR WE, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 15,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Grace E. H. Jones
AFFIANT

SUBSCRIBED and sworn to before me,

this the 30th day of July, 1984.

Tonia J. Pickard
NOTARY PUBLIC AT LARGE FOR THE STATE OF TENNESSEE

MY COMMISSION EXPIRES: 2/11/87

I 39462

IDENTIF. REFERENCE

JUL 30 11 20 AM '84

DAVIDSON COUNTY, TN

RECEIVED

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6348 PAGE 124

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
			15000.00- CAMT.	
			39.00 CSTAX	
			.50 PRFEE	
			9.00 MISC.	
	VD		9.00- MISC.	
			9.00 WDEED	
			CHECK 48.50-	
			7798A07/30/84 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 9 4 6 2

IDENTIF. REFERENCE T

JUL 30 11 21 AM '84

REGISTER OF DEEDS
DAVIDSON COUNTY, TN

No. 0056730