BOOK 6356 PAGE 268

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF Aug, 1984.

Notary Public

MY COMMISSION EXPIRES: 6-4-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Larry L. Westbrook, Attorney (NAME) P. O. Box 150349 Nashville, Tennessee 37215 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hardy Realty Company (NAME)	(NAME)	91-15 #61
5917 Charlotte Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	12W-340
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

Mail

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, I, Iris Jones, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hardy Realty Company

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 part of Block No. 13 on the map of the Realty Savings Bank and Trust Company's Revised Plan, of the West Extension of Charlotte Park Company's First Addition to Nashville, as of record in Book 421, page 18, Register's Office for said County, described as follows:

Beginning on the southerly margin of Elkins, formerly Second, Avenue at the northwest corner of the property conveyed to Ethel Dilday, et al, by deed from John T. Hill and wife, of record in Book 1335, page 209, said Register's Office; thence with Dilday's westerly line, southwardly 180 feet, more or less, to the northerly margin of an alley, thence with said alley, westwardly 62 feet to the southeast corner of the property conveyed to Robert L. Thomas and wife, by deed from N. C. and St. L. Railway, of record in Book 1291, page 532, said Register's Office; thence with Thomas' easterly line, northwardly 180 feet to the southerly margin of Elkins Avenue; thence with said Avenue, eastwardly 62 feet to the beginning.

Being the same property conveyed to Wed Richard Jones and wife, Iris Jones and Emma Lee Few by deed from J. G. Edwards and wife, Inez Edwards of record in Book 2485, page 505, Register's Office for Davidson County, Tennessee. The said Wed Richard Jones and Emma Lee Few having since died.

This is unimproved ( ) improved (X) property, known as 5303 Elkins Avenue (House Number) (Street) Nashville, TN (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 my hand this 3rd day of August, 1984

Iris Jones
Iris Jones

08/09 123.50- CHECK

816

STATE OF TENNESSEE
Davidson County

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

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of August 1984.

Commission expires June 16, 1985

Notary Public

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

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
AUG 9 11 12 AM '84

IDENTIFICATION REFERENCE

1.4.1.9.5.2

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			45000.00- CAMT.	
			117.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	123.50-
0816A08/09/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 1 9 5 2

IDENTIF. REFERENCE

AUG 9 11 12 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No.0059649