#3530

# WARRANTY DEED

Bk 38

*THIS INSTRUMENT PREPARED BY*

George E. Mudter Jr., Atty.
254 Highlands Bldg.
Brentwood, Tennessee 37027

BOOK 6405 PAGE 821

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Beverlie Brewer (NAME) | Fidelity Federal Savings & Loan Association (NAME) | 132-11 |
| 799 Elysian Fields Road (STREET ADDRESS OR ROUTE NUMBER) | 401 Union Street (STREET ADDRESS) | 39 |
| Nashville, Tennessee 37204 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP) | FB #OH-950 |

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, EDGAR V. JONES and wife SHIRLEY JONES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BEVERLIE BREWER

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Lot No. 8 on the Plan of Elysian Fields, Section One, as of record in Plat Book 1424, page 81, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Edgar V. Jones and wife, Shirley Jones by deed from Don Miley Keirns of record in Book 6081, page 668, said Register's Office.

This conveyance is made subject to: (1) Restrictions of record in Book 1715, page 151 and; (2) All matters appearing on the Plan of record in Plat Book 1424, page 81, said Register's Office.

As part of the consideration for this transfer, the grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on two certain notes: the first dated March 24, 1975, in the original principal sum of $51,200.00, payable to Fidelity Federal Savings & Loan Association in montnly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 4899, page 493; and the second dated June 23, 1983, in the original principal sum of $39,987.41, payable to Don Miley Keirns in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 6081, page 671, said Register's Office.

157280

FIRST AMERICAN REFERENCE
Oct 19 9 21 AM '84

unimproved ( )
This is improved (XX) property, known as 799 Elysian Fields Road Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 15th day of October 1984.

Shirley Jones

EDGAR V. JONES SHIRLEY JONES

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EDGAR V. JONES and wife, Shirley Jones the bargainor S, with whom I am personally acquainted,* and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of October, 1984.

My commission expires 1/20/85 Notary Public

*or proved to me on the basis of satisfactory evidence,

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF October, 1984

MY COMMISSION EXPIRES: 1/20/85 (AFFIX SEAL) Notary Public

3590

**WARRANTY DEED**

FROM

EDGAR V. JONES and wife,

TO

SHIRLEY JONES

BEVERLIE BREWER

Return to:
First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926
File Box #38

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6405 PAGE 823

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 135000.00- CAMT. | |
| | | | 351.00 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 357.50- |
| 9590A | 10/18/84 | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 57280

IDENTIF. REFERENCE

Oct 18 9 21 AM '84

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 0077861