STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 52500.00

Subscribed and sworn to before me, this the 26 day of October 19 84

My commission expires: January 19, 1986
(Affix Seal)

Affiant

Notary Public

# WARRANTY DEED

| THIS INSTRUMENT WAS PREPARED BY<br>SOUTHEAST TITLE of Tennessee, Inc.<br>Realtors Building, 306 Gay Street, Suite 203, Nashville, Tennessee 37201 | |
|---|---|
| ADDRESS OF NEW OWNER:<br>James M. Ayers<br>425 Cottonwood Drive<br>STREET ADDRESS<br>Nashville, TN 37214<br>CITY STATE ZIP | SEND TAX BILLS TO:<br>TENNESSEE HOUSING DEVELOPMENT AGENCY<br>c/o THIRD NATIONAL MORTGAGE COMPANY<br>STREET ADDRESS<br>P. O. BOX 2628, NASHVILLE, TN 37219<br>CITY STATE ZIP |
| MAP NO. 96-6 | PARCEL NO. 122.00 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Robert W. Jones and wife, Shelia J. Jones

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO James M. Ayers and wife, Rita D. Ayers

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 181 on the Map of Cloverhill, Section No. IV, as of record in Book 2133, page 62, Register's Office for said County.

Said Lot No. 181 fronts 105.84 feet on the east side of Cottonwood Drive and runs back between lines 300.1 feet on the north line and 257.2 feet on the south line to a dead line in the rear on which it measures 218 feet.

Being the same property conveyed to Robert W. Jones and wife, Shelia J. Jones by deed recorded in Book 4910 at page 980, Register's Office for Davidson County, Tennessee.
This conveyance is subject to taxes for the year 1985 and subsequent years, easements and restrictive covenants of record.

16109

IDENTIF. REFERENCE

Nov 2 11 20 AM '84

REGISTER
DAVIDSON COUNTY, TN

CHECK

THIS IS _____ IMPROVED PROPERTY KNOWN AS 425 Cottonwood Drive, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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.

11/

Witness our hand s this 26 day of October 19 84

Robert W. Jones

Shelia J. Jones

4207

BOOK 6418 PAGE 141

State of Tennessee
County of Davidson

On this 26 day of October, 19 84, before me personally appeared Robert W. Jones and wife, Shelia J. Jones to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

January 19, 1986

Notary Public
Brent A. Campbell

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

# WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6418 PAGE 142

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

52500.00- CAMT.
136.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 143.00-
4207A11/02/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-6 I-0.9 I-

IDENTIF. REFERENCE

Nov 2 11 20 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0082347