Buyer - Last Bill Deed
Patricia Bardin et al
2801 Jones Ave
Nashville, Tenn 37207

PIONEER DEMOCRAT P. & L. CO., LITTLE ROCK

FORM No. 850
CLASS 2

WARRANTY DEED

UNMARRIED PERSON

Map 60-16 Par 153.1

KNOW ALL MEN BY THESE PRESENTS:

BOOK 6880 PAGE 427

THAT Hazel Bob Pearson, an unmarried person,

for and in consideration of the sum of ten dollars and other good and valuable consideration DOLLARS,

paid by Patricia Bardin and daughter Priscilla Kay Eidson, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said

Patricia Bardin and daughter Priscilla Kay Eidson

and unto their heirs and assigns forever, the following lands lying in the County of Davidson and State of ~~Arkansas~~ Tennessee, to-wit:

Lot 5, Joywood Heights, Section 3, Davidson County, Nashville, Tennessee (Duplex No. 2801 Jones Ave. per Southern Land surveying Company, Inc., June 28, 1973) consisting of approximately 3 acres.

(As additional consideration, Grantee assumes and agrees to pay unpaid principal balance of a certain Contract of Sale dated May 15, 1981, executed by Hazel Bob Pearson, a female person of legal age, to said Hazel Bob Pearson in the amount of $32,000.00 at 9% interest per annum with the current balance as of May 15, 1986, of said Contract at$31,245.75 at $300.00 per month at 9% interest per annum. Grantee assumes Real Estate taxes and Home Owner's Insurance on said property known as 2801 Jones Avenue, Nashville, TN 37207. (Davidson County).

A lien is hereby retained for the above mentioned purchase price.

To have and to hold the same unto the said Patricia Bardin and daughter Priscilla Kay Eidson

and unto their heirs and assigns forever, with all appurtenances thereunto belonging.

And I hereby covenant with said Patricia Bardin and daughter Priscilla Kay Eidson that I will forever warrant and defend the title to said lands against all lawful claims whatever.

WITNESS my hand and seal on this 6th day of June 1986.

Hazel Bob Pearson [SEAL]

[SEAL]

SURVEY ATTACHED EXHIBIT A

PREPARED BY:

KAY L. MATTHEWS
ATTORNEY AT LAW
401 PYRAMID PLACE
LITTLE ROCK, ARKANSAS 72201

ACKNOWLEDGMENT

BOOK 6880 PAGE 428

STATE OF ARKANSAS,
County of PULASKI } *SS.*

BE IT REMEMBERED, That on this day came before me, the undersigned, a Notary Public within and for the County aforesaid, duly commissioned and acting Hazel Bob Pearson to me well known as the grantor in the foregoing Deed, and acknowledged that she had executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public

on this 6th day of June 19 86

Leslie Fiser
NOTARY PUBLIC

LESLIE FISER NOTARY PUBLIC GRANT COUNTY, AR

MY COMMISSION EXPIRES:
PUBLIC 10-93

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 32000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF June 19 86
Deputy Register

08326.

WARRANTY DEED

UNMARRIED PERSON

TO

IDENTIFICATION REFERENCE

JUN 9 9 51 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Filed for record on this ..... day of ..... 19..... at ..... o'clock ..... M. ..... Clerk.
By ..... D. C.

CLASS 2
FORM NO. 850

CERTIFICATE OF RECORD

STATE OF ARKANSAS,
County of ..... } *SS.*

I, ..., Clerk of the Circuit Court and Ex-Officio Recorder for the County aforesaid, do hereby certify that the within and foregoing instrument of writing was filed for record in my office on this ..... day of ..... A. D. 19..... at ..... o'clock ..... M., and the same is now duly recorded, with the acknowledgments and certificates thereon, in "Record Book....," Page.....

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said Court, this ..... day of ..... 19.....

.....Clerk.

EXHIBIT A

BOOK 6880 PAGE 429

168.5'

6 5 4

59.00'

606.20'

2801 Jones Ave

3720

5' Fence Inside

85'±

10' Pole

31.6' 22.4' 31.2' Res. 21.6' 138

Gravel Drive

4'

123.5'

150.00'

277'±

10'

JONES (50') AVENUE

BULLOCK (50') AVENUE

HAROLD F. MORRIS
REG. LAND SURVEYOR
NESS NO.

OWNER GEORGE PEARSON

SUBDIVISION JOYWOOD HEIGHTS Section 3

COUNTY DAVIDSON

LOT. NO. 5

RECORD NOT OF RECORD

HOUSE NO. 2801 JONES AVE

SCALE 1" = 60'

DATE JUNE 28, 1973

SOUTHERN LAND SURVEYING CO., INC.

This is to certify that the location of the building on the site as to minimum distances from side and rear lot line, minimum distance from the front line of the dwelling to building line, and the finish grade of the first floors, streets, curbs, drives, walks, yards, and inverts of the sanitary and storm sewers and catchbasins, etc. are in accordance with the appraved plans and specifications. Any variations thereto are shown above. Further use of this document by any one not a party to this guarantee as of this date cannot be certified.

NO. 73-249 SIGNATURE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6880 PAGE 430

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

32000.00- CONST.
83.20 CSTAX
.50 PRFEE
9.00 MDEED
CHECK 92.70-
2B65A06/09/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 8 3 2 6

IDENTIF. REFERENCE

JUN 9 9 51 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 256498