File Box-43

BOOK 6942 PAGE 112

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August 19 86.

Notary Public

MY COMMISSION EXPIRES 3/11/90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, CORNER OF FIRST AND UNION, NASHVILLE, TN. 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP - PARCEL NUMBERS |
|---|---|---|
| Clifford D. Jones, unmarried | Troy & Nichols, Inc. | 83-1 |
| (NAME) 1109 Greenwood Avenue | (NAME) P.O. Box 4025 | 292 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn 37206 | (STREET ADDRESS) Monroe, Louisiana 71211 | 27W23655 |
| (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (ZIP) | |

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, Ezell Dickerson, Trustee, with full power to sell, mortgage, encumber, or convey without joinder of any beneficiary

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clifford D. Jones, unmarried

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 "A" on the Plan of Blocks A, B & C, Young Wilhoite's Revised Plan of the Douglass Property, as of record in Book 421, page 20, Register's Office for said County.

BEGINNING on the northerly margin of Greenwood Avenue at the southeast corner of a 70 foot lot conveyed to J. C. Satterfield by deed of record in Book 482, page 506, said Register's Office; thence with the easterly margin of said 70 foot lot northerly 174 feet to the southerly margin of an alley shown on the plan of the Eastland Baptist Church Subdivision, as of record in Book 421, page 155, said Register's Office, also shown on said Wilhoite's plan of record in Book 322, page 108, said Register's Office; thence with said alley easterly 70 feet to Hamblins 6 foot lot; thence with said Hamblins west line, southerly 174 feet to the northerly margin of said Avenue; thence with said Avenue westerly 70 feet to the beginning.

Being the same property conveyed to Ezell Dickerson, Trustee with full power to sell, mortgage, encumber or convey without joinder of any beneficiary by deed from Orville H. Payne and wife, Ella Mae Payne of record in Book 5805, page 304 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved (X) property, known as 1109 Greenwood Avenue, Nashville, Tn 37206
(House Number) (Street) (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 ti, 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 5th day of August, 1986

Ezell Dickerson, Trustee

Ezell Dickerson, Trustee

712

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 Ezell Dickerson, Trustee

or proved to me upon the basis of satisfactory evidence

the bargainor _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of August 1986.

Commission expires 3/11/90

Notary Public

STATE OF TENNESSEE

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 (this oath) (their several oaths) acknowledged (himself) (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

Ezell Dickerson, Trustee

Clifford D. Jones, unmarried

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201

29064

IDENTIFICATION REFERENCE

AUG 6 2 54 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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

500[illegible] D- [illegible]
146.[illegible] CSTTX
.5[illegible] PRFE
6.00 MSE T
CHECK 146.50-
7[illegible]A08/06/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29064

IDENTIFICATION REFERENCE

AUG 6 2 54 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 280273