BOOK 6945 PAGE 881

THIS INSTRUMENT PREPARED BY:
HARRY BEARD, JR.
ATTORNEY AT LAW
202 EAST GAY STREET
LEBANON, TENNESSEE 37087

SEND TAX BILLS TO:

WARNER B. JONES, JR.

MAPLE STREET

MADISON, TN

THIS IS IMPROVED PROPERTY.

MAP 43 GR 13 PARCEL 173 & 174

30402

IDENTIFICATION REFERENCE

AUG 11 2 51 PM '86

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED RESERVING A LIFE ESTATE

FOR AND IN CONSIDERATION of ten dollars cash in hand paid and the receipt of same is hereby acknowledged as well as the love and affection we hold for Warner B. Jones, III and Gwendolyn O. Gregory, we, Warner B. Jones, Jr. and wife, Dorothy Jones have this day bargained and sold and do hereby transfer and convey; however, excepting and reserving for and during our lives unto the said Warner B. Jones, III and Gwendolyn O. Gregory and their heirs the remainder after and upon our deaths, certain improved real estate in Davidson County, Tennessee, as follows:

> Being lots Nos. 12 and 13 of Block "F" on the Plan of Forest Park Subdivision at Madison, Tennessee, as of record in Book 843, page 44, Register's Office for said County.
>
> Said lots Nos. 12 and 13 front together 102 feet 8 inches on the southerly side of Maple Street and run back 155 feet on the westerly line and 175 feet on the easterly line to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Warner B. Jones, Jr. and wife, Dorothy Jones by deed from G. G. Hill and wife, Hallie Hill August 2, 1957 and appears of record in Book 2692 at Page 544 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD excepting and reserving our life estates and upon our deaths to Warner B. Jones, III and Gwendolyn O. Gregory and their heirs the remainder.

WE COVENANT that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

WE FURTHER COVENANT and bind ourselves, our heirs and representatives,

to warrant and forever defend the title to said real estate to said Warner B. Jones, III and Gwendolyn O. Gregory, their heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 10 day of August, 1986.

Warner B. Jones Jr.
WARNER B. JONES, JR.

Dorothy Jones
DOROTHY JONES

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me the undersigned Notary Public, in and for said County and State, the within named, Warner B. Jones, Jr. and wife, Dorothy Jones the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained.

WITNESS MY HAND and official seal at Nashville, Tennessee this 10 day of August, 1986.

Kimberly Vinsant
NOTARY PUBLIC

MY COMMISSION EXPIRES:

My Commission Expires July 10, 1990

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,500.00
Gwendolyn O Gregory
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF August 19 86
W Wiseman
Deputy Register



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6945 PAGE 883

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
			4650.00- CRT.	
			130.40 CSTAX	
			.50 PRFEE	
			6.00 POST	
			CHECK 136.90-	
			8395A00/11/86 SAL .0	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3040402

IDENTIFICATION REFERENCE

AUG 11 2 51 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 281807