RE-RECORD
BOOK 7291 PAGE 647

OR 6880

OFF REC

Buyer - Jay Bills Loan
Patricia Bardin et al
2801 Jones Ave
Nash. Tenn 37207

FORM No. 650
CLASS 2

WARRANTY DEED

UNMARRIED PERSON

Map 60-16 Par 153.00

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.

* See next page

(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]

PREPARED BY:

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

Sury ATTACHED EXHIBIT A

RECORDER'S MEMO: Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received

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ACKNOWLEDGMENT BOOK 6880 PAGE 428

STATE OF ARKANSAS, County of PULASKI } SS. } 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 DAVIDSON COUNTY, TN

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

HCOW
08326

IDENTIFICATION REFERENCE

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

WARRANTY DEED
UNMARRIED PERSON

TO

Filed for record on this ..... 19....
day of .....
at ..... o'clock ..... M.
..... Clerk.
By ..... D. C.
PLAT NO. 836 CLASS 2

CERTIFICATE OF RECORD

STATE OF ARKANSAS, County of } SS. } 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.

RE-RECORD

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REC

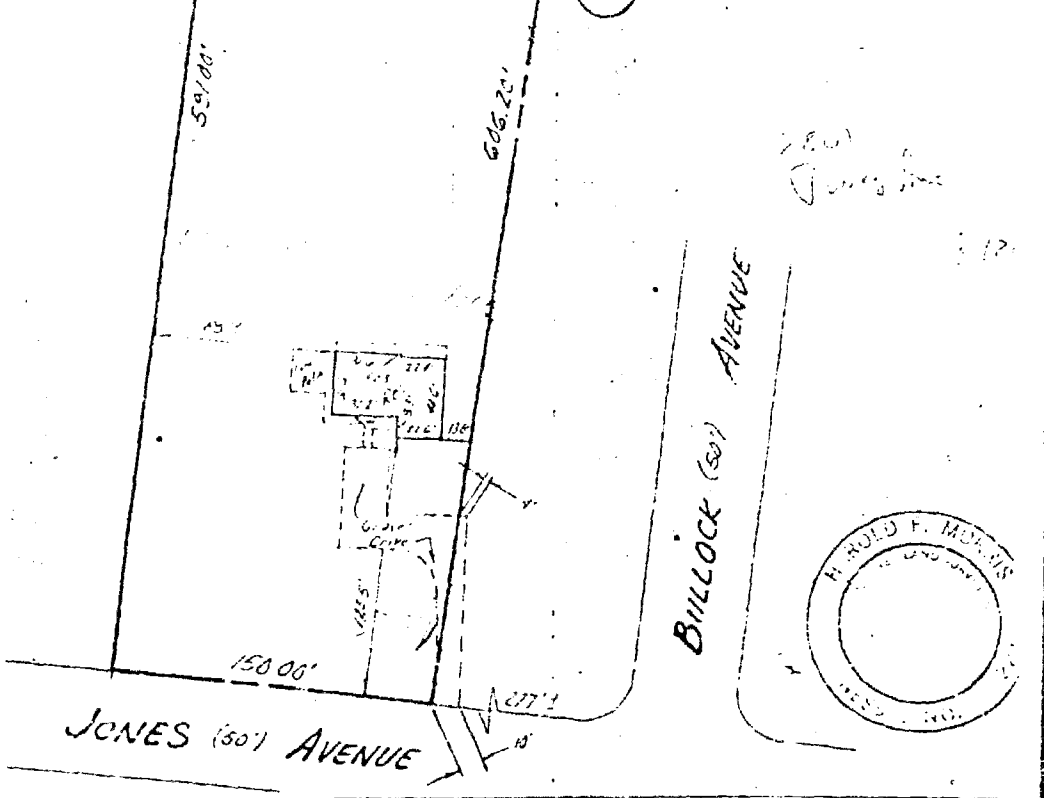
OFF

1685

EXHIBIT A

RECORDER'S MEMO:
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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

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, street curbs, drives, walks, yards, and inverts of the sanitary and storm sewers or catchbasins, etc. are in accordance with the approved plans and specifications. Any variations thereon are shown above. Further use of this document by anyone not a party to this guarantee as of this date cannot be certified.

NO. 73-249 SIGNATURE

SOUTHERN LAND SURVEYING CO., INC.

RE-RECORD

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BK 6880

OFF REC

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		PROB FEE - PROBATE FEE	

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

32[illegible] D- [illegible]
83.20 [illegible]
.50 [illegible]
9.00 [illegible]
[illegible] 92.70-
2865A06/C9/86 PU .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIFICATION REFERENCE
08326

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

No. 256498.

Miss. Hazel Bell Pearson is legally entitled to sell to you the land property at 2801 Jones Av.
Being the same property conveyed to Hazel Bell Pearson by inheritance from Henry Pearson upon his death; she being his only living relative. Book 4723 page 831, Register office for Davidson County, Tennessee.

Patricia Bailin

RECORDER'S MEMO:
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Ag 00

AL RECORD

43991

IDENTIFICATION REFERENCE

JUL 9 8 38 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

44024

IDENTIFICATION REFERENCE

JUL 9 8 54 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RE-RECORD

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I hereby certify that this is a true copy of original instrument filed in my office.
in Book 6580 Page 427
This 9TH day of JULY 19 87.
FELIX Z. WILSON, II Register of Deeds
By B. Edwards
Deputy Register