BOOK 7452 PAGE 516

# WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

| ADDRESS OF NEW OWNER(S): | SEND TAX BILLS TO: | MAP-PARCEL NO: |
|---|---|---|
| Dell Jones<br>266 Elysian Fields Rd.<br>Nashville, TN. 37211 | 266 Elysian Fields<br>Nashville, TN | 133-12<br>Parcel 146 |

Mail

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $ 51,800.00 .

Madelyn S. Dillingham
Affiant

Subscribed and sworn to before me this 22 day of October 1987.

Carol D. Gilbert
Notary Public

My Commission Expires:
October 9, 1991

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledge, I, MADELYN S. DILLINGHAM, a Widow, hereinafter referred to as Grantor, have bargained and sold, and by these presents do transfer and convey unto DELL JONES, a single person, hereinafter referred to as Grantee, her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Lot No. 57 on the Plan of Valley View Meadows, Section III, as of record in Book 3700, Page 93, Register's Office for said County.

Said lot fronts 86.6 feet on the westerly side of Elysian Fields Road and extends back 133.27 feet on the northerly line, 131.68 on the southerly line to a dead line and measures 74.46 feet thereon.

Subject to restrictions filed of record in Book 3673, page 439, and Book 3770, page 214, made applicable to Section III, by instrument of record in Book 4065, page 227, amended by instrument of record in Book 4082, page 106; and a 30-foot set-back line from Elysian Fields Road, and a 10-foot easement for public utilities and drainage across the rear of the lot.

Being the same property conveyed to Forrest H. Dillingham Jr. and wife, Madelyn S. Dillingham by deed from Randall Phillips Builders, Inc., said deed being of record in Book 4192, page 568, Register's Office for Davidson County, Tennessee; the said Forrest H. Dillingham, Jr. having died on August 19, 1987.

The grantee herein assumes and agrees to pay all 1987 real estate taxes and real estate taxes due thereafter.

This is unimproved/improved property, known as 266 Elysian Fields Road, Nashville, TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, her heirs, successors and assigns forever, and I do covenant with the said Grantee that I am seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above mentioned.

AND I do further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 22 day of October, 1987.

Madelyn S. Dillingham

Madelyn S. Dillingham

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 22 day of October, 1987, before me personally appeared MADELYN S. DILLINGHAM, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and seal, at office in Davidson County, Tennessee, this 22 day of October, 1987.

Carol D. Nichols

Notary Public

My Commission Expires:
10-9-91

9 8 8 6 4

IDENTIFICATION REFERENCE

JAN 20 10 52 AM '88

DAVIDSON COUNTY, TN

**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7452 PAGE 518

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | 51900.00 |
| CON TX | 145.04 |
| PRFEE | 0.50 |
| MDEED | 6.00 |
| TOTAL | 151.54 |
| CHECK | 151.54 |

01/20/88 01 10:55 0001 9692

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98864

IDENTIFICATION REFERENCE

JAN 20 10 52 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 54643