THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

BOOK 8045 PAGE 577

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.00

X Frances Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF February, 1990

Judy Bibb
Notary Public

MY COMMISSION EXPIRES: 7/24/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

| ADDRESS NEW OWNER (S) AS FOLLOWS | Mortgagee: None | MAP-PARCEL NUMBERS |
|---|---|---|
| Robert L. Jones (NAME) | Send Tax Bills To: New Owner (NAME) | 2-9-201 |
| 1321 3rd Avenue North (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN 37208 (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~~, I, Louise Jones, a widow ~~HAS~~ HEREINAFTER CALLED THE GRANTORS, ~~HAVE~~ BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ~~UNTO~~ a one-half (1/2) undivided interest unto Robert L. Jones and wife, Frances Jones and a one-half (1/2) undivided interest unto James Earl Jones and wife, Brenda Jones 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 the southerly 45 feet of Lot No. 17 on the map of D. T. McGavock's Plan, of record in Book 10, pages 606 to 609, Register's Office for said County.

SAID part of said lot fronts 45 feet on the westerly side of Third Avenue North, formerly College Street, and runs back between parallel lines 177 feet, more or less, to an alley.

BEING the same property conveyed to James Jones and wife, Louise Jones by deed from Elbert Foster of record in Book 4907, page 722, Register's Office for Davidson County, Tennessee. The said James Jones having since died.

Grantor, Louise Jones, does hereby reserve and retain unto herself a Life Estate for the remainder of her natural life.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

unimproved ( )
This is improved (X) property, know as 1321 3rd Avenue North, Nashville, Tennessee 37208
(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 it, and the same is unencumbered, unless otherwise herein set out, and we do further convenant 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 14th day of February, 19 90

X Louise Jones
Louise Jones

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Louise Jones, a widow

the bargainor, with whom I am personally acquainted, * and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of February, 19 90.

Commission expires 7/24/93

Judy Blakley
Notary Public

* or proved to me on the basis of satisfactory evidence.

STATE OF TENNESSEE
Davidson County

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 (his 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

* or proved to be on the basis of satisfactory evidence.

**WARRANTY DEED**

FROM
Louise Jones, a widow

TO
Robert L. Jones and wife, Frances Jones, a one-half (1/2) undivided interest and James Earl Jones and wife, Brenda Jones, a one-half (1/2) undivided interest

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

2830 02/14 0101 03CHECK
40.00

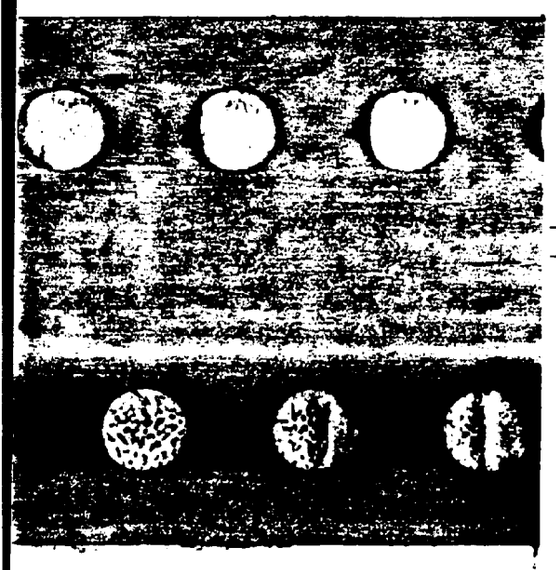
RUSH

FEB 14 10 50 AM '90
DAVIDSON COUNTY TN.

IDENTIF. REFERENCE

03820





**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 |
|---|---|---|---|---|
| | | | | |

CAMT 10000.00
CON TX 33.00
PRFEE 1.00
MDEED 6.00
TOTAL 40.00
CHECK 40.00

02/14/90 01 10:48 0001 2830

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

03820

IDENTIF. REFERENCE

FEB 14 10 50 AM '90

DAVIDSON COUNTY TN.

No. 292829