BOOK 339 8 PAGE 210

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

KENNETH H. JONES ET UX
1210 HAYSBORO
Nashville, TN

SEND TAX BILLS TO:

SAME

MAP/PARCEL NUMBER:

MAP 61-8
PARCEL 19

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00, THIS 9TH DAY OF JULY, 1991.

Kenneth H. Jones
AFFIANT

Subscribed and sworn to me, this the 9TH day of JULY, 1991.

Notary Public
My commission expires: 5-11-92

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, HELEN C. SMITH, A WIDOW, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said KENNETH H. JONES ET UX, MARY E. JONES, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in (COUNTY) County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1210 HAYSBORO, NASHVILLE, TN .

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

GRANTEES, THEIR successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 9TH day of JULY, 1991.

Helen C Smith
HELEN C. SMITH

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HELEN C. SMITH, A WIDOW, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 9TH day of JULY, 1991.

Donna C. Ellis
notary public

My commission expires: 5-11-92

EXHIBIT 'A'

Being Lot No. 5 of Section 1 on the Plan of McGaughey Heights, as of record in Book 1835, page 33, Register's Office for said County.

Said Lot No. 5 fronts 152.3 feet on the southerly margin of Haysboro Avenue and Log Cabin Road and extends back 200 feet on the westerly line and 206.5 feet on the easterly line to a dead line, measuring 45 feet thereon.

Being the same property conveyed to Joe P. Smith et ux, Helen C. Smith, by Deed from Lockie Dickerson, a widow, of record in Book 2153, page 463, Register's Office for Davidson County, Tennessee, the said Joe P. Smith having since died, the property vests solely in his widow, Helen C. Smith, the Grantor herein.

EXHIBIT 'B'

1. Real property taxes for 1991 and all future years.

2. All matters set forth on Plan of record in Book 1835, page 33, Register's Office for Davidson County, Tennessee, which include a 10-foot public utility and drainage easement along the rear lot line.

3085 I

IDENTIFICATION REFERENCE

Jul 15 2 01 PM '91

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

1698 07/15 0101 03CHECK 102.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8398 PAGE 213

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 25000.00
CON TX 92.50
PRFEE 1.00
WDEED 9.00
TOTAL 102.50
CHECK 102.50
07/15/91 01 14:03 0001 1698

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3085 I.

IDENTIFICATION REFERENCE

Jul 15 2 01 PM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 440710