WARRANTY DEED

BOOK 9423 PAGE 196

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

the actual consideration or value, whichever is greater, for this transfer is $ —0—

Sara Jane Jones
affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July 1994.

NOTARY PUBLIC Thomas C. Jones
MY COMMISSION EXPIRES: Oct 10-1996

(AFFIX SEAL)

This Instrument was Prepared By:
T. C. Jones Real Estate, 210 25th Avenue North, Suite 123, Nashville, TN 37203

NAME & ADDRESS OF NEW OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	Map-parcel numbers
Sara Jane Jones	Same	Map 105-4
150 Kenner Avenue		Parcel 153
Nashville, TN 37205-2219		

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Larry N. Cole, hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto Sara Jane Jones hereinafter called the grantee, her heirs and assigns, tracts or parcels of land in Davidson County, State of Tennessee, described as follows: to wit:

Being Lot No. 4 on the Map of Bransford Realty Company's Subdivision of Lots Nos. 37 and 38, in Trimble's Addition, as of record in Book 421, page 57, Register's Office for said County.

According to a survey made by Hickerson-Miller, Engineers, Dec. 15, 1958, said Lot No. 4 fronts 30 feet on the northerly side of Garden Street, and runs back 97 feet, more or less, on the westerly line and 97 feet more or less on the easterly line, with the westerly margin of an alley, to an alley in the rear, measuring 25 feet thereon.

Being the same property conveyed to Larry N. Cole by deed of record in Book 9248, page 702, R.O.D.C., Tennessee.

This is unimproved property, known as 26 Garden Street, Nashville, Tennessee.

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 and assigns forever, and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 day of July 26, 1994.

X Larry N. Cole, Sr.

STATE OF TENNESSEE}
Davidson County }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry N. Cole

_____

_____

_____

_____the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of July, 1994.

Commission Expires Oct. 10-1996

Notary Public

76680

IDENTIF. & REFERENCE

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FELIX REGISTER
DAVIDSON COUNTY, TN.

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