56

BOOK 9483PG623

WARRANTY DEED

96745

94 OCT -4 AM 10:23
REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 CRESTMOOR RD.,
NASHVILLE, TN. 37215

THIS INDENTURE, made and entered into as of the **28th** day of **September, 1994** by and between

DOROTHY ODEN ROSE, AN UNMARRIED PERSON ,

hereinafter referred to as Grantor, and

ARTHUR E. JONES and REMELDA T. SAUNDERS JONES, HUSBAND AND WIFE

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of DAVIDSON, State of Tennessee:

BEING LOT NO. 28 ON THE PLAN OF B. F. SHIELDS HEIRS TRACT, OF RECORD IN BOOK 57, PAGE 31, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT FRONTS 50.25 FEET ON THE EAST SIDE OF VILLA STREET AND RUNS BACK BETWEEN PARALLEL LINES 140.75 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO MATTIE F. ODEN, THELMA B. ODEN AND DOROTHY ODEN ROSE BY DEEDS OF RECORD IN BOOK 3135, PAGE 363, BOOK 4834, PAGE 349 AND 5019, PAGE 315, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID MATTIE F. ODEN AND THELMA B. ODEN, BOTH HAVING SINCE DIED.

4734 10/04 0101 03CHECK 175.50

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Dorothy Oden Rose

DOROTHY ODEN ROSE

INDIVIDUAL

BOOK 9483PG624

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **DOROTHY ODEN ROSE, AN UNMARRIED PERSON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **28th** day of **September, 1994**.

Notary Public

My Commission Expires MAY 23, 1998

Commission Expiration: _____

SANDY RING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$45,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **28th** day of **September, 1994.**

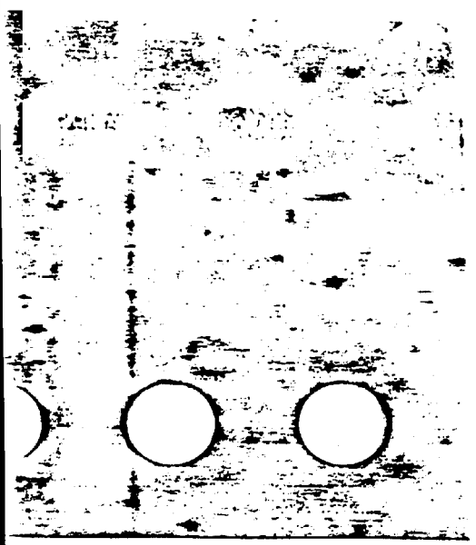
Notary Public

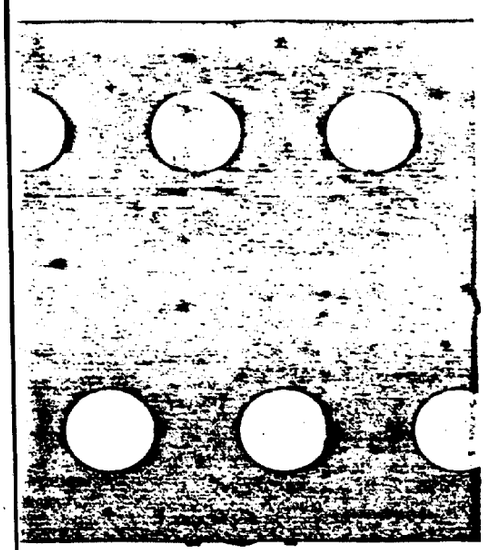
My Commission Expires MAY 23, 1998

Commission Expiration: _____

SANDY RING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
ANDERSON & JORDAN ESCROW CO., INC. 2323 CRESTMOOR RD., NASHVILLE, TN. 37215	ARTHUR E. JONES and REMELDA T. SAUNDERS JONES 906 VILLA PLACE NASHVILLE, TN. 37212	906 VILLA PLACE NASHVILLE, TN 37212 MAP PARCEL NUMBER 105-1-14





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9483 PG 625

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	45000.00
			CON TX	166.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	175.50
			CHECK	175.50
10/04/94	01		10:22 0001	4734

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96745
IDENTIF. & REFERENCE

94 OCT -4 AM 10: 23
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 840975