9914

**WARRANTY DEED**

FILE BOX "7"
FILE NO. 34087

BOOK 9914 PG 29

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF January 1996

Notary Public

MY COMMISSION EXPIRES 11/28/98
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Roy S. Jones Construction Co., Inc. (NAME) | SAME (NAME) | 116-12-78 |
| 430 ATLAS DR. (ADDRESS) | (ADDRESS) | 7DA-35020 |
| Nashville, TN 37211 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, Edna Mae Gay by Dorothy G. Suggs, Conservator

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roy S. Jones Construction Co., Inc.

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 Lot No. 40 of Block "D" on the Map of Woodmont Lane Homesites, as of record in Book 1130, Page 13, Register's Office for said County,and described as follows:
BEGINNING at a point on the easterly margin of Woodmont Lane, at the common corner of Lots Nos. 39 and 40; thence with the line between said lots easterly 108.4 feet to the common corner of Lots Nos. 40 and 41; thence with the line between said lots northerly 161.8 feet to the southerly margin of Auburn Lane; thence with the margin of said Lane westerly 41.6 feet to a concrete monument in the margin of said Lane, and continuing with the margin of the same, westerly 75.3 feet to a concrete monument at the beginning of a curve at the intersection of said Lane and Woodmont Lane; thence around said curve, southerly 36.9 feet to a concrete monument in the margin of Woodmont Lane; thence with the margin of the same, southeasterly 131 feet to the point of beginning.
BEING the same property conveyed to Edna Mae Gay by deed from Charles C. Brent and wife, Dorothy S. Brent of record in Book 2537, Page 245, Register's Office for Davidson County, Tennessee. By Order of Probate Court of Davidson County, Tennessee, Case #95P-1250, Dorothy G. Suggs was appointed Conservator and authorized to sell the property herein conveyed.

The foregoing is the same legal description as appears in the previous deed of record

~~CONTINUED~~

unimproved ( )
This is improved ( X ) property, known as 3808 Auburn Lane, Nashville, TN
(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 covenant 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 9th day of January, 19 96

Edna Mae Gay, by Dorothy G. Suggs, Conservator

Edna Mae Gay by Dorothy G. Suggs, Conservator

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

BOOK 9914 PG 30

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named DOROTHY G. SUGGS, Conservator of EDNA MAE GAY, single, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 9th day of January, 1996.

NOTARY PUBLIC

My Commission Expires: 11/28/98

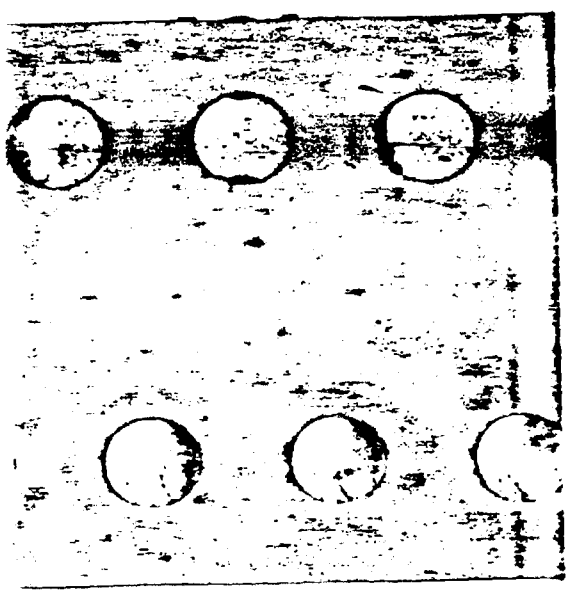
0139669

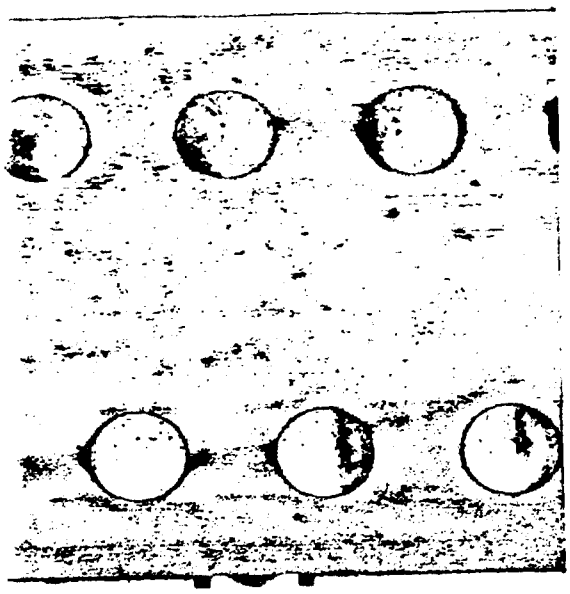
IDENTIFICATION REFERENCE

96 JAN 10 PM 1:34

FELIX Z. [illegible]
DAVIDSON COUNTY, TN

5492 01/10 0101 03CHECK 295.75





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9914 PG 31

| | | |
|---|---|---|
| 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 | 77500.00 |
| CON TX | 286.75 |
| PRFEE | 1.00 |
| MDEED | 8.00 |
| TOTAL | 295.75 |
| CHECK | 295.75 |

~~01/10/95 01 17:37 0001 6492~~

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

0139669

IDENTIFICATION REFERENCE

95 JAN 10 PM 1:34

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

**No.** 994827