# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF March 19 97

Notary Public

MY COMMISSION EXPIRES: 1/29/2000
(AFFIX SEAL)

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**THIS INSTRUMENT WAS PREPARED BY**

COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Morgan Jones (NAME) | Morgan Jones (NAME) | MAP 118-7 |
| 2701 Larmon Avenue (ADDRESS) | 2705 Larmon Avenue (ADDRESS) | PARCEL 2 |
| Nashville, TN 37204 (CITY) (STATE) (ZIP) | Nashville, TN 37203 (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, Clara H. Adams, a single widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Morgan 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:

Being Lot No. 42 on the Map of Berrywood, as of record in Book 1835, page 24, Register's Office for said County.

Beginning at a point in the west margin of Larmon Avenue at the corner of Lots Nos. 42 and 43; thence with the line between said lots, westerly 263.4 feet to a point; thence northerly 95.8 feet to the south margin of Berry Road; thence with the margin of the same, easterly 225.8 feet to the beginning of a curve; thence around said curve, southeasterly 39.3 feet to the margin of Larmon Avenue; thence with the margin of the same southerly 69.9 feet to the beginning.

Being the same property conveyed to James T. Adams and wife, Clara H. Adams by deed from the Federal Housing Commissioner of record in Book 3433, page 302, Register's Office for Davidson County, Tennessee. James T. Adams having since died in 1979 divesting his interest to Clara H. Adams as surviving spouse.

The above legal description is the same as used on the prior Deed.

This conveyance is subject to 1997 taxes, prorated and assumed by the Grantee(s); all matters as shown on the plan of record in Book 1835, page 24; easement of record in Book 4611, page 116 and any other easements located on the property; and to parties in possession.

unimproved ( )
This is improved ( X ) property, known as 2701 Larmon Avenue, Nashville, TN 37204
(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 14th day of March 19 97

Clara H. Adams

Clara H. Adams

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clara H. Adams, a single widow

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 14th day of March 19 97.

Commission expires 1/29/2000

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

97 MAR 17 PM 1:14
FELIA ... REGISTER
DAVIDSON COUNTY, TN.

7685 03/17 0101 CKCHECK
527.00

0283560

IDENTIFICATION REFERENCE



**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 10381 PG 944



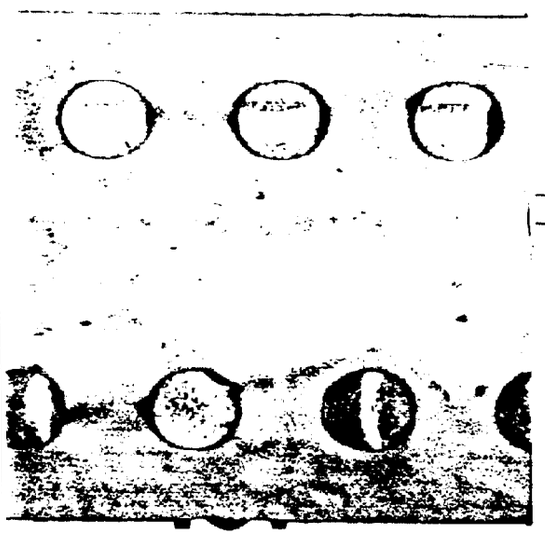
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 140000.00
CON TX 518.00
PRFEE 1.00
WDEED 8.00
TOTAL 527.00
CHECK 527.00

03/17/97 01 13:14 0001 7685

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



0283560
IDENTIF. # REFERENCE

97 MAR 17 PM 1:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1128019