BOOK 11353 PG. 259

121-00-0
151

This instrument prepared by
Joe R. Hickerson, Attorney
Winchester, Tennessee

WARRANTY DEED

FOR the love and affection we have for our son, JAMES ROY JONES, and for our daughter, JANICE ROSE JONES, and other good and valuable considerations, cash in hand paid, the receipt of which is hereby acknowledged, we, BUFORD R. JONES and wife, GLADYS FRANCIS JONES, have this day bargained and sold and by these presents do hereby transfer and convey unto JAMES ROY JONES, a single person, and JANICE ROSE JONES, a single person, as tenants in common, their heirs and assigns forever, the following described real estate situate and lying in the 2nd Civil District of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Being in the 2nd. Civil District, about 7 miles from Nashville on F. C. and S. R. Pike, of record in Book 1077, Page 473, Register's Office for said County, and described as follows:

Beginning at a stone in the southeast corner of a tract conveyed to C. M. Clements by deed from Jesse M. Stone, of record in Book 50, page 71, Register's Office for said County; thence West 31.12 poles to a stone, thence North 1-1/2 degree East 51.41 poles to a stone in the southwest corner of a 10-acre tract; said Clements sold to J. L. Ragsdale; thence East 31.12 poles to a stone in the center of a 30-foot Avenue; thence with the center of said Avenue, South 1-1/2degree West 51.41 poles to the beginning, containing 10 acres.

Being the same real property conveyed to Henry M. Milan and wife, Ruby H. Milan by deed from Roy L. Hill, Houston Ross and Edward W. Hill, dated May 5, 1960 and of record in Book 3069, Page 341, Register's Office for said County.

Reserved herein is a 30' x 40' plot of ground now used as a burying ground to be reserved for burial purposes, and of record in Book 3069, Page 341, Register's Office for said County.

And being the same property conveyed to Buford R. Jones and wife, Gladys Francis Jones, by Henry M. Milan and wife, Ruby H. Milan, by deed dated February 25, 1963, and recorded in Book 3506, page 567, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the said JAMES ROY JONES, a single person, and JANICE ROSE JONES, a single person, as tenants in common, their heirs and assigns forever.

We covenant with the said JAMES ROY JONES AND JANICE ROSE JONES 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.

And we do further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said JAMES ROY JONES and JANICE ROSE JONES, their heirs and assigns against the lawful claims and demands of all persons whomsoever.

WITNESS our hands, this the 18 day of March, 1973.

x Buford R. Jones
Buford R. Jones

x Gladys Francis Jones
Gladys Francis Jones

0552518
REF. # REFERENCE
99 FEB 24 AM 11:09
EMAIL EMV.

BOOK 11353 PG. 261

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 BUFORD R. JONES and wife, GLADYS FRANCIS JONES, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 18th day of March, 1973.

Dewey W. Poston
Notary Public at Large

My commission expires
11-4-74

I. or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 110,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Gladys F. Jones
Affiant

Subscribed and sworn to before me this the 24 day of Oct 1999

Doug Johnson
My Commission Expires

DOUG JOHNSON
Notary Public, Williamson Co., TN
My Commission Expires May 17, 2002

NEW OWNER | TAX BILLS

JAMES ROY JONES and
JANICE R. JONES (Culbert
1723 CARRIAGE COURT
BRENTWOOD, TN 37027

MAR 23 2 00 PM 1973
FEE 4.00
REGISTER'S OFFICE DAVIDSON CO.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11353 PG. 262

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	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

05525 18

IDENTIFY A REFERENCE

99 FEB 24 AM 11:09

REGISTER
DAVIDSON COUNTY, TN.

11:07 CDT 95

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1428781