TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel Earl Sexton (NAME)	Murphree Mortgage Company (NAME)	11D-24246
745 May Drive (STREET ADDRESS OR ROUTE NUMBER)	226-Third Avenue North (STREET ADDRESS)	BOOK 4427 PAGE 444
Madison, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in consideration of the sum of $10.00
TEN AND NO/100---------- DOLLARS

cash in hand paid by SAMUEL EARL SEXTON AND WIFE, SHIRLEY JUNE SEXTON

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged,

JONES HOMES, INC.

hereinafter referred to as the GRANTOR has bargained and sold, and by these presents does transfer and convey unto the said 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. 59 on the Plan of Farview, Section III, as of record in Book 3700, page 113, Register's Office for said County.
Said Lot No. 59 fronts 76.6 feet on the westerly side of May Drive, and extends back 244.8 feet on the southerly line and 228.9 feet on the northerly line to a dead line in the rear on which it measures 72.6 feet.
Being part of the property conveyed to Jones Homes, Inc., a Tennessee Corporation, formerly known as Jones Lumber Company, Incorporated, by deed from Jones Enterprises, Inc., as of record in Book 4373, page 460, said Register's Office, and by charter amendment dated Feb. 9, 1970.

PREPARED BY
C. H. BRILEY, JR., ATTORNEY
320 UNION STREET
NASHVILLE, TENNESSEE 37219

This is unimproved ( ) improved (X) property, known as 745 May Drive (House Number) (Street) Madison, Tennessee (P. O. Address:) (City or Town) (Postal Zone)

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 it does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And it does further covenant and bind itself, its successors 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. 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.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized officers on this the 26th day of June, 19 70

JONES HOMES, INC.

Attest: Harlan Martin
Harlan Martin-Secretary

By: R. E. Ellis
R. E. Ellis, Vice President

STATE OF TENNESSEE
COUNTY
SUMNER

Before me, Juanita Jones, a Notary Public within and for the State and County aforesaid, personally appeared R. E. Ellis and Harlan Martin with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the Vice President and Secretary respectively of the JONES HOMES, INC. the within named bargainor, a corporation, and that (he) (they) as such Vice President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said R. E. Ellis as such Vice President, and attesting the same by the said Harlan Martin as such Secretary

Witness my hand and official seal at office at Hendersonville, Tennessee on this the 26th day of June, 19 70

My commission expires August 9, 1972

Juanita Jones
Notary Public.

TENNESSEE TITLE COMPANY

RETURN TO HARLAN MARTIN
BOX 1 HENDERSONVILLE, TENN.
TENNESSEE TITLE COMPANY
Published by
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

PUT COUNTY COURT CLERK'S STAMP HERE:

PUT REVENUE STAMPS HERE:

Sworn to and subscribed before me this 26th day of June, 1970.
Juanita Jones
Notary Public
My commission expires August 9, 1972

Samuel Earl Sexton

The actual consideration for this transfer or value of property (whichever is greater) is $ 15,100.00, which is equal to or greater than the property would bring at a fair and voluntary sale.

Corporate Warranty Deed

FROM
JONES HOMES, INC.
TO
SAMUEL EARL SEXTON, ET UX.

REGISTER STAMP BELOW

BOOK 4427 PAGE 445

A 8 2 0 0 3

IDENTIF. REFERENCE

JUN 29 8 04 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN29	CONV	15,100.00				
JUN29	S'TAX		A*	39.26		
JUN29	PR'FEE		A*	.50		
JUN29	W'DEED		A*	3.00	*	42.76