Prepared By Haulan Martin

BOOK 4476 PAGE 201

WARRANTY DEED — SUMNER COUNTY TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. Map 162-5

SEND TAX NOTICES TO: JONES ENTERPRISES, INC. Pat. 105-69

ADDRESS: BOX 1-HENDERSONVILLE, TENNESSEE pd

For and in Consideration of the sum of exchange of land between Randall Phillips Builders, Inc., Grantor in this deed, and Jones Enterprises, Inc., Grantee ~~DOLLARS~~ in this deed - of land located in the Fifth Civil District of Davidson County, Tennessee, and more fully described in these two deeds; Hickory Valley Subdivision and Fair Oaks Subdivision.

RANDALL PHILLIPS BUILDERS, INC.

has ~~have~~ bargained and sold, and by these presents do transfer and convey unto the said JONES ENTERPRISES, INC.

its ~~heirs and assigns/~~successors or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT I - Land lying in the 5th Civil District of Davidson County, Tennessee, Being Reserved Area "E" as shown on the Plan of Hickory Valley Subdivision, Section One, recorded in Book 4175, Page 75, Register's Office for Davidson County, Tennessee.

BEGINNING at a concrete monument lying on the southerly margin of Ocala Drive and the easterly property line of Hickory Valley Subdivision, Section One, recorded in Book 4175, Page 75, Register's Office for Davidson County, Tennessee; thence along said easterly property line south 3 degrees 43 minutes 55 seconds west a distance of 160.00 feet to a concrete monument, said concrete monument further described as being the southeast corner of said Hickory Valley Subdivision and the southeast corner of Lot No. 193 on said plan; thence along the easterly lot line of said Lot No. 193 north 3 degrees 41 minutes 05 seconds west a distance of 158.66 feet to a point on the southerly margin of Ocala Drive; thence along said southerly margin north 86 degrees 18 minutes 55 seconds east a distance of 20.65 feet to a concrete monument and the point of beginning containing 0.04 acres more or less.

TRACT IV - Land lying in the 5th Civil District of Davidson County, Tennessee, Being Reserved Area "B" as shown on the Plan of Hickory Valley Subdivision, Section One recorded in Book 4175, Page 75, Register's Office for Davidson County, Tennessee,

BEGINNING at a concrete monument lying on the easterly property line of Hickory Valley Subdivision Section One as recorded in Book 4175, Page 75, Register's Office for Davidson County, Tennessee. Said concrete monument further described as being the common rear corners of Lots 178 and 179 of said Hickory Valley Subdivision; thence leaving said easterly property line north 26 degrees 06 minutes 47 seconds west a distance of 348.56 feet to a concrete monument. Said

concrete monument further described as being the common rear corners of Lots 175 and 176 of said Hickory Valley Subdivision; thence south 85 degrees 52 minutes 40 seconds east a distance of 173.55 feet to a concrete monument, said concrete monument further described as being the northeast corner of said Hickory Valley Subdivision; thence along said easterly property line south 3 degrees 43 minutes 55 seconds west a distance of 301.15 feet to a concrete monument and the point of beginning, containing 0.60 acres, more or less.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jones Enterprises, Inc. its successors and assigns forever.

And it / does covenant with the said Jones Enterprises, Inc. that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And Randall Phillips, Inc. do further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Jones Enterprises, INc. its successors and assigns against the lawful claims of all persons whomsoever.

Witness its hand this 31st day of January, 19 71.

RANDALL PHILLIPS BUILDERS, INC.

BY: Randall Phillips

STATE OF TENNESSEE
_____County.

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor__, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this_____ day of _____, 19___.

_____, Notary Public

Commission Expires _____

STATE OF _____
County of _____

Personally appeared before me, _____, Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor__, with whom I am personally acquainted, and who acknowledges that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19___.

_____, Notary Public

Commission Expires _____

STATE OF TENNESSEE
DAVIDSON County

Before me, Nelle Taylor, a Notary Public within and for the State and County aforesaid, personally appeared Randall Phillips and _____ with whom I am personally acquainted and who upon (his oath) ~~(their several oaths)~~ acknowledged (himself) ~~(themselves)~~ to be the President and _____ respectively of the Randall Phillips Builders, Inc. the within named bargainor, a corporation, and that (he) ~~(they)~~ as such Randall Phillips and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Randall Phillips as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tenn on this the 21st day of ~~January~~, 19~~71~~

My commission expires November 28, 1973 Nelle Taylor
Notary Public

JAN27F CONV * 500.00
JAN27F S'TAX A* 1.30
JAN27F PR'FEE A* .50
JAN27F W'DEED A* 6.00 * 7.80

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

JONES ENTERPRISES, INC.

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 500.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Harlan Martin
Affiant

Subscribed and sworn to before me this the 27th day of January, 19 71.

Notary Public or Register

My Commission Expires August 9, 1972

Sumner County Title Company
HENDERSONVILLE, TENNESSEE
P. O. Box 676 Phone 824-8916

RETURN TO: HARLAN MARTIN
ATTORNEY AT LAW
BOX 1 - HENDERSONVILLE, TENN.

B 0 3 1 4 8

IDENTIF. REFERENCE

JAN 27 10 10 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.