This form furnished by Sumner County Title Co.

BOOK 4529 PAGE 695

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF SUMNER }

The Actual Consideration or Value, Whichever is Greater, For This Transfer is $ 18,100.00

Larry W. Sexton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August, 19 71

Notary Public

MY COMMISSION EXPIRES: November 13, 1974

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harlan Martin, Attorney at Law, P. O. Box 676, Hendersonville, Tennessee 37075
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. and Mrs. Larry W. Sexton (NAME)	MURPHREE MORTGAGE COMPANY (NAME)	Map. 162-6
5133 Tusculm Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Boc 3107 (STREET ADDRESS)	Pcl. 83
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

FOR AND IN 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, JONES HOMES, INC., a Tennessee Corporation,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LARRY W. SEXTON AND WIFE, LINDA M. SEXTON,

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. 2, Fair Oaks Subdivision, Section One, as shown on the recorded plan of said Subdivison, of record in Book 4175, Page 43, in the Register's Office for Davidson County, Tennessee, to which reference is here made for a more particular description of said lot.

Being a portion of the property conveyed to Jones Homes, Inc. by deed from Jones Enterprises, Inc., dated December 14, 1970, filed for record December 14, 1970 in Book 4466, Page 348, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 4289, Page 198, Register's Office for Davidson County, Tennessee, and to the recorded plan which shows certain easements and set-back lines.

This is unimproved ( ) improved (XX) property, known as 5133 Tusculm Court, Antioch, Tennessee 37211
(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, 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 our hand s this 13th day of August, 19 71, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

JONES HOMES, INC.

BY: _____
VICE-PRESIDENT

STATE OF TENNESSEE
County of _____

BOOK 4529 PAGE 696

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___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
County of Sumner

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

Witness my hand and official seal at office at Hendersonville, Tennessee on this the 13th day of August, 19 71.

My commission expires November 13, 1974

Elizabeth N. Thomson
Notary Public

RETURN TO HARLAN MARTIN
BOX 1 HENDERSONVILLE, TENN

B 2 7 1 7 5

IDENTIF. REFERENCE

Aug 17 10 08 AM '71

FELIX Z. GIBSON II REGISTER
DAVIDSON COUNTY, TENN.

SUMNER COUNTY TITLE CO.
Titles Guaranteed
Hendersonville, Tennessee

WARRANTY DEED

FROM
JONES HOMES, INC.

TO
LARRY W. SEXTON AND WIFE,
LINDA M. SEXTON

AUG 17	CONV	18,100.00			
AUG 17	S TAX		A*	47.06	
AUG 17	RECFEE		A*	.50	
AUG 17	MDEED		A*	4.00	* 51.56