This form furnished by Sumner County Title Co.

BOOK 4537 PAGE 511

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

James Lonnie Heaton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF September 1971.

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. James Lonnie Heaton (NAME)	MURPHREE MORTGAGE COMPANY (NAME)	Map. 161-A
5130 Tusculum Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 3107 (STREET ADDRESS)	Par. 41
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	PW

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.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES LONNIE HEATON AND WIFE, CHARLOTTE A. HEATON,

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. 53 on the Plan of Fair Oaks Subdivision, Section One, as shown on Plat which is of record in Book 4175, Page 43, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more particular description.

Being a portion of the land conveyed to Jones Homes, Inc. by deed from Jones Enterprises, Inc., dated December 14, 1970 and filed for record December 14, 1970, in Deed 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, and to amendment dated January 23, 1971 of record in Book 4475, Page 863, in the Register's Office for Davidson County, Tennessee, and such easements and set-back lines as appear of record.

This is unimproved ( ) improved (X) property, known as 5130 (House Number) Tusculum Court (Street) Antioch (P. O. Address) Tennessee (City or Town) 37013 (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 hands this 14th day of September 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

K 4537

STATE OF TENNESSEE
County of _____

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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 R. E. Ellis 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 R. E. Ellis 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 14th day of September, 19 71.

My commission expires November 13, 1974

Elizabeth N. Thomson
Notary Public

RETURN TO HARLAN MARTIN
BOX 1 HENDERSONVILLE, TENN.

WARRANTY DEED

FROM JONES HOMES, INC.

TO JAMES LONNIE HEATON AND WIFE, CHARLOTTE A. HEATON

330838

IDENTIF. REFERENCE

SEP 17 10 42 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SUMNER COUNTY TITLE CO.
Titles Guaranteed
Hendersonville, Tennessee

SEP 17	CONV	18,100.00		
SEP 17	S'TAX		A* 47.06	
SEP 17	PR'FEE		A* .50	
SEP 17	WDEED		A* 4.00	* 51.56