BOOK 4765 PAGE 575

no II

This form furnished by Sumner County Title Co.

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF SUMNER }

The Actual Consideration or Value, Whichever is Greater, For This Transfer is $ 2,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF November 19 73

Notary Public

MY COMMISSION EXPIRES: September 5, 1976

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harlan Martin, Attorney at Law, Box 676-Hendersonville, Tennessee

NAME ADDRESS

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| ROYAL ENTERPRISES | ROYAL ENTERPRISES | |
| (NAME) Same | (NAME) 4901 LINBAR DRIVE | 162-G |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| (CITY) (STATE) (P. O. ZIP) | NASHVILLE TENN 37211 | 22 Tax |
| | (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 ENTERPRISES, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JERRY PACE, JEAN PACE, RALPH STEVENS and MELVIN JONES, d/b/a ROYAL ENTERPRISES

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:

Land in the 5th Civil District of Davidson County, Tennessee, being Lot No. 123 on the Plan of Fair Oaks Subdivision, Section II, of record in Book 4460, Pages 52 and 53, Register's Office for Davidson County, Tennessee.

Said Lot No. 123 fronts 88 feet on the south margin of Townes Drive, and extends back 155 feet on the east line, and 155.75 feet on the west line, to a line on the rear, on which it measures 68.63 feet.

Being the same property conveyed to Jones Enterprises, Inc. by deed from Gardner Construction Co., Inc., dated December 6, 1972, to be recorded.

This conveyance is subject to restrictive covenants of record in Book 4556, Page 718, Register's Office for Davidson County, Tennessee.

unimproved X )
This is improved ( ) property, known as Townes Drive Nashville, Tennessee
(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 its hand this 16th day of November, 19 73
the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

JONES ENTERPRISES, INC.

John H. Pulley, Vice President

STATE OF TENNESSEE
County of _____

BOOK 4765 PAGE 576

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
SUMNER
County of_____

Before me, Juanita Jones, 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) ~~(this oath)~~ acknowledged (himself) ~~(themselves)~~ to be the Vice President ~~and~~ _____, respectively of the Jones Enterprises, Inc. the within named bargainor, a corporation, and that (he) ~~(they)~~ as such Vice President ~~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 John H. Pulley, Jr. as such Vice President, ~~and acknowledging the same to be the act~~ ~~as such~~ _____.

Witness my hand and official seal at office at Hendersonville, Tennessee on this the 16th day of November, 19 73.

My commission expires September 5, 1976

Juanita Jones
Notary Public

C 32200

WARRANTY DEED

FROM
JONES ENTERPRISES, INC.

TO
JERRY PACE, JEAN PACE, RALPH STEVENS and MELVIN JONES, d/b/a ROYAL ENTERPRISES

IDENTIF. REFERENCE

Nov 16 3 46 PM '73
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SUMNER COUNTY TITLE CO.
Titles Guaranteed
Hendersonville, Tennessee

| | | | | | | |
|---|---|---|---|---|---|---|
| NOV 16 73 | CONV | *2,600.00 | | | | |
| NOV 16 73 | S'TAX | | A* | 6.76 | | |
| NOV 16 73 | PR'FEE | | A* | .50 | | |
| NOV 16 73 | W'DEED | | A* | 4.00 | * | 11.26 |