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Prepared By Harlan Martin

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

WARRANTY DEED — SUMNER COUNTY TITLE COMPANY

166-6
208-209
186 EE
Pd

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No.

SEND TAX NOTICES TO: Builder ROYAL ENTERPRISES

ADDRESS: 4901 LINBAR DRIVE
NASHVILLE, TENN 37211

For and in Consideration of the sum of Twelve Thousand and No/100

($12,000.00) DOLLARS

cash in hand paid by the hereinafter named Grantees, JERRY PACE, JEAN PACE, RALPH STEVENS and MELVIN JONES, d/b/a ROYAL ENTERPRISES and other good and valuable considerations, the receipt of which is hereby acknowledged,

JONES ENTERPRISES, INC.

has ~~have~~ bargained and sold, and by these presents do transfer and convey unto the said JERRY PACE, JEAN PACE, RALPH STEVENS and MELVIN JONES, d/b/a ROYAL ENTERPRISES, ..., 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:

Land in the 5th Civil District of Davidson County, Tennessee, being Lots Nos. 166, 167, 193 and 195 on the Plan of Fair Oaks Subdivision, Section II, of record in Plat Book 4460, Pages 52 and 53, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot 166 fronts 82 feet on the South margin of Ocala Drive and extends back 139.27 feet on the East line and 134.26 feet on the West line to a line on the rear on which it measures 70.19 feet.

Said lot 167 fronts 85 feet on the South margin of Ocala Drive and extends back 138 feet on the East line and 139.27 feet on the west line to a line on the rear on which it measures 72.42 feet.

Said lots 193 described as follows: Beginning at a point in the south margin of Ocala Drive, at the common front corner of Lots 193 and 194; thence with the line between said two lots South 100.47 feet to a concrete monument said point being the common rear corner of lots 192, 193 and 194; thence with the line between lots 192 and 193 west 118.81 feet to a point in the east margin of Tusculum Court; thence with the margin of the same North 66.95 feet to a concrete monument at the beginning of a curve to the right having a radius of 25 feet; thence around said curve 39.27 feet to a concrete monument in the South margin of Ocala Drive; thence with the margin of the same East 93 feet to the point of beginning.

Said Lot No. 195 fronts 68.96 feet on the South margin of Ocala Drive and extends back 192.68 feet on the east line and 234.39 feet on the west line, to a line on the rear on which it measures 94.58 feet.

Being part of the property conveyed to Jones Enterprises, Inc., by deed from Luther Rice, single, and Evie Mai Rice of record in Book 4179, Page 821, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 4556, Page 718, Register's Office for Davidson County, Tennessee, and to setback lines and easements as may appear of record.

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 $ 12,000. , 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.

Affiant

Subscribed and sworn to before me this the 16th day of November, 19 73.

Notary Public or Register

My Commission Expires ~~September 5, 1976~~ January 13, 1977

NATHAL MARTIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jerry Pace, Jean Pace, Ralph Stevens and Melvin Jones, d/b/a ROYAL ENTERPRISES, its successors and assigns forever.

And it covenants with the said Jerry Pace, Jean Pace, Ralph Stevens and Melvin Jones, d/b/a Royal Enterprises 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 JONES ENTERPRISES, INC. does further covenant and bind itself, its successors and assigns/heirs and representatives, to warrant and forever defend the title to the said land to the said Jerry Pace, Jean Pace, Ralph Stevens and Melvin Jones, d/b/a ROYAL ENTERPRISES its successors/heirs and assigns against the lawful claims of all persons whomsoever.

Witness its hand this 16th day of November, 19 73.

JONES ENTERPRISES, INC.

Vice President

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
SUMNER County

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)~~ acknowledged ~~(himself)~~ to be the Vice President ~~respectively~~ of the Jones Enterprises, Inc.

the within named bargainor, a corporation, and that ~~(he)~~ 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 that he the said~~ _____ ~~executed~~.

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

NOTARY PUBLIC SUMNER COUNTY STATE OF TENNESSEE

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WARRANTY DEED

FROM

JONES ENTERPRISES, INC. 39.70

*

TO

JERRY PACE, DEAN PACE, RALPH STEVENS 31.20 .60 8.00

and MELVIN JONES d/b/a

ROYAL ENTERPRISES A** A** A**

12,000.00

C 32202

IDENTIF. REFERENCE

NOV 16 3 47 PM '73

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

NOV16 CONV 12,000.00
NOV16 STAX
NOV16 PRTFEE
NOV16 WDEED

Sumner County Title Company

HENDERSONVILLE, TENNESSEE

P. O. Box 676 Phone 824-6916