WARRANTY DEED

BOOK 4771 PAGE 162

This instrument prepared by Luther E. Cantrell, Jr. Attorney at Law, 11th Floor, J.C. Bradford Building, Nashville, Tennessee 37219.

ADDRESS NEW OWNERS AS FOLLOWS: SEND TAX BILLS TO: MAP PARCEL NUMBERS

ROBERT M. PAGE & HELEN D. PAGE SAME 158
3418 Colf Club Lane 10 42 PW
Nashville, Tenn, 37215

FOR AND IN CONSIDERATION of the sum of TEN ($10.00)...

... DOLLARS, and other good and valuable considerations, Jay Construction Company has this day bargained and sold, and does hereby transfer and convey unto the said Robert M. Page and wife, Helen D. Page, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

BEING lot 35 of the Forrest Trails Subdivision, Section 2, of record in book 4675, page 45, Register's Office of Davidson County, Tennessee.

BEGINNING at a concrete marker in Melbourne Drive and being the common boundary line of lots 35 and 36, thence S 15° 03'E, 275 ft. to a point; thence S 36° 10'E, 412.5 ft. to a point, this being the common boundary line of lots 35 and 36, thence S 17° 05'W, 91.40 ft. to a point; thence N 58° 28'W, 677.5 ft. to a point, this being the common boundary line of lots 34 and 35, thence N 26° 43'E, 408.3 ft to Melbourne Drive, this being the common boundary line of lots 38 and 35 and being the same line as the Northwest line of the TVA right of way; thence with the curve of said drive to the point of beginning; containing 4.06 acres more or less.

This being the same property conveyed to Jay Construction Company, a Tennessee Corporation, from Ronald G. Gregory and wife, Perry Gregory by deed of record in Book 4608 page 164 Register's Office of Davidson County, Tennessee.

This property is subject to all restrictions and covenants of record in book 2435, page 237, Amended covenants in book 2603, page 449, and book 4169, page 719, Register's Office of Davidson County, Tennessee

This property is subject to a public utility and drainage easement as set out in the plat of record.

This property is subject to a 250' ft. TVA right of way easement, of record in book 2276, page 402, Register's Office of Davidson County, Tennessee.

Lots 33 and 34 of the subdivision has a driveway ingress and egress easement and public utility easement which is subservient to the TVA right of way covenant; and in addition lot 36 has a driveway ingress and egress easement over this lot and which enters off Melbourne Drive and which easement is also subservient to the TVA right of way covenant, all set out in the plat of record.

This is unimproved property known as Lot 35 of the Forrest Trails Subdivision, Section 2, in Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Robert M. Page and wife, Helen D. Page, their successors, heirs and assigns forever and it covenant that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unemcumbered.

It further convenants and binds its heirs and representatives, to warrant and forever defend the title to said real estate to the said Robert M. Page and wife, Helen D. Page, their heirs and assigns, against the lawful claims of all persons.

Witness its hand this 4th day of ~~November~~ December, 1973, the corporate party, having caused its name to be signed hereto by its duly authorized officer, the President, on the said day and date.

Jay Const Co

By Jason Papuchis - Pres

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Luther E. Campbell, a Notary Public of the State and County aforesaid, personally appeared Jason Papuchis with whom I am personally acquainted, and who upon oath, acknowledged himself to be President of the Jay Construction Corporation, within named bargainor, a corporation, and that he as such President being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee this 4th day of ~~November~~ Dec., 1973.

LUTHER E. CAMPBELL, JR. NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 5-1-74

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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The actual consideration or value which ever is greater for this transfer is NINE THOUSAND EIGHT HUNDRED ($9,800.00) DOLLARS.

Jay Cowart Co.

Affiant

Subscribed and sworn before me this 16 day of November, 1973.

NOTARY PUBLIC

My Commission Expires: 5-1-74

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IDENTIF. REFERENCE

DEC 11 10 34 AM '73

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

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|---|---|---|---|---|---|---|
| DEC 11 73 | CONV | *9,800.00 | | | | |
| DEC 11 73 | S'TAX | | A* | 25.48 | | |
| DEC 11 73 | PR'FEE | | A* | .50 | | |
| DEC 11 73 | W'DEED | | A* | 6.00 | * | 31.98 |