BOOK 4776 PAGE 35

WARRANTY DEED

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

DOUG KAY
% Home Federal
L&C Tower
Nashville, Tenn 37219

SAME

158-3
83
PW

FOR AND IN CONSIDERATION of the sum of TEN ($10.00)... ... DOLLARS, and other good and valuable consideration, Jay Construction Company has this day bargained and sold, and does hereby transfer and convey unto the said Doug Kay, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

BEING lot 38 of the Forrest Trails Subdivision, Section 2, of record in book 4675, page 45, Register's Office of Davidson County, Tennessee.

BEGINNING at a point in Melbourne Drive, being the common point between lot 38 and lot 35, thence S 26° 43'W638.2 ft. to a point (this line being the same line as the TVA right of way Line) and the point being the common point of lot 33, lot 34 and lot 38; thence N 4° 12'E, 885.80 ft. to a concrete monument; thence S 84° 22'W, 118.80' ft. to a concrete marker; thence N 2° 46'E, 168.40' to a concrete marker, thence N 38° 26'E, 238.10 ft. to a point; thence S 50° 10'E, 295.2 ft. to a point on Melbourne Drive, this being a common boundary line of lots 37 and 38; thence following the boundary line of the said Drive generally Southeasterly around the curve to the point of beginning, containing 3.16 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 166 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 lot is subject to a 10' ft. public utility and drainage easement as shown on the plat of record.

This property is subject to a utility anchor easement as set out on the record plat.

This is unimproved property known as Lot 38 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 Doug Kay, his successors, heirs and assigns forever and it is lawfully seize 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 Doug Kay, his heirs and assigns, against the lawful claims of all persons.

Witness its hand this 27 day of ~~November~~ Dec., 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.

C3656'4

IDENTIF. REFERENCE
DEC 27 3 34 PM '73
FELIX Z. HAILSON CLERK & MASTER
DAVIDSON COUNTY, TENN.

Jay Const Co. Jason Papuchis

DEC27 CONV 12,100.00
DEC27 STAX A* 31.46
DEC27 RFEE A* .50
DEC27 WDEED A* 4.00 * 35.96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Luther E. Cantrell, Jr., 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 27 day of ~~November~~ Dec., 1973.

NOTARY PUBLIC

My Commission Expires: 5-1-74

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value which ever is greater for this transfer is TWELVE THOUSAND ONE HUNDRED ($12,100.00) DOLLARS.

Jay Const Co.
Jason Papuchis
Affiant

Subscribed and sworn before me this 27 day of ~~November~~ Dec., 1973.

NOTARY PUBLIC

My Commission Expires: 5-1-74