WARRANTY DEED

BOOK 4778 PAGE 411

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

B.A. SIMMONS & wife ETHEL B. SIMMONS same. 158-7 41 PW

1919 Cromwell

Nashville, Tenn

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 B.A. Simmons and wife, Ethel B. Simmons, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

BEING lot 36 of Forrest Trails Subdivision, Section 2, of record in bood 4675, page 45, Register's Office of Davidson County, Tennessee.

BEGINNING at a concrete marker on the Southeasterly side of Melbourne Drive, thence S 50° 13'E, 426.50 ft. to a concrete marker; thence S 1° 00'W, 124.50 ft. to another concrete marker; thence S 16° 59'W, 310.00 ft. to a point; thence N 36° 10'W, 412.5 ft. to a point, thence N 15° 03'W, 275 ft. to a boundary line of Melbourne Drive, this line being the common boundary line of lots 35 and 36, thence generally Northeasterly with the boundary line of Melbourne Drive for 124.31 ft. to the point of beginning, containing 3.36 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 convenants of record in book 2435, page 237, Amended covenants in bood 2603, page 449, and book 4169, page 719, Register's Office of Davidson County, Tennessee.

This property is subject to a 10' 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.

Lot 36 is granted a driveway easement as shown in the plat of record over and through lot 35 for the purpose of ingres and egress and runs off Melbourne Drive, this easement is subservient to the aforesaid TVA right of way easement aforesaid.

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

This is unimproved property known as Lot 36 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 B.A. Simmons and wife, Ethel B. Simmons, 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 B.A. Simmons and wife, Ethel B. Simmons, their heirs and assigns against the lawful claims of all persons.

Witness its hand this 4 day of ~~November~~ JAN, 1974, ~~1973~~, the corporate party, having caused its name to be signed herto by its duly authorized officer, the President, on the said day and date.

Jay Const Co. Jason Papuchis

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 4 day of ~~November~~ JAN, 1974, ~~1973~~.

NOTARY PUBLIC

LUTHER E. CANTRELL, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 TEN THOUSAND FIVE HUNDRED ($10,500.00) DOLLARS.

Jay Const Co.
Jason A Kapnakis Pres.
Affiant

Subscribed and sworn before me this 4th day of ~~November~~ Jan, 1974.

NOTARY PUBLIC

My Commission Expires: 5-1-74

NOTARY PUBLIC DAVIDSON COUNTY

C 3 7 4 5 2

IDENTIF. REFERENCE

JAN 4 3 06 PM '74

FELIX Z. WINSTON REGISTER
DAVIDSON COUNTY, TENN.

JAN-4-74	CONV	10,500.00				
JAN-4-74 S'TAX			A*	27.30		
JAN-4-74 P&'FEE			A*	.50		
JAN-4-74	W'DEED		A*	6.00	*	33.80