Prepared By **MARTIN & ANNAM, P.C. LAW OFFICES 699 West Main, Hendersonville, Tennessee 37075**

WARRANTY DEED

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 34-13 ,33-16 , 244 thru 253, 57 thru
SEND TAX NOTICES TO: JONES HOMES, INC. 62, 65 thru 84, 86 thru 91 85
ADDRESS: P. O. Box 1-Hendersonville, Tennessee
NEW OWNER: SAME

For and in Consideration of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- DOLLARS

cash in hand paid by the hereinafter named Jones Homes, Inc., and other good and valuable considerations, the receipt of which is hereby acknowledged,

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 $ 279,500., 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 4th day of February, 19 75.

Notary Public or Register

My Comm. Expires September 5, 1976

WE, KENNETH JACKSON and wife, SAUNDRA K. JACKSON,

have bargained and sold, and by these presents do transfer and convey unto the said JONES HOMES, INC.,

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:

A tract of land in the 11th Civil District of Davidson County, Tennessee, Being Lots Nos. 28, 29, 30, 31, 32, 33, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71 and 95 on the Plan of Primrose Meadows, Sec. I, of record in Book 4675, Page 18, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description of said lots.

The above property conveyed subject to easement vested in The United States of America for the use of The Tennessee Valley Authority by decree of the United States District Court, a certified copy of which is of record in Book 3281, Page 39, Register's Office for said County.

Agreement between T. B. Davis et al and Louisville & Nashville Railroad Co., of record in Book 382, Page 434, said Register's Office.

Easement for flow of Dry Creek and branch flowing northerly to join Dry Creek, as shown on the survey of Turner Engineering Company, dated September 15, 1972.

Being the same property conveyed to Kenneth Jackson and wife, Saundra K. Jackson, by deed from Jones Enterprises, Inc., dated August 1, 1973, filed for record August 15, 1973 at 11:41 A. M. in Book 4737, Page 395, Register's Office for Davidson County, 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 JONES HOMES, INC., its successors and assigns/~~heirs and assigns~~, forever.

And we covenant with the said JONES HOMES, INC. that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is encumbered by various mechanics, materialmen and furnisher's liens of record and other indebtedness known to the buyer, which the buyer assumes and for which the buyer holds the sellers harmless.

And We, Kenneth Jackson and wife, Saundra K. Jackson, do further covenant and bind ourselves, our ~~successors and assigns~~/heirs and representatives, to warrant and forever defend the title to the said land to the said JONES HOMES, INC. its successors/heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand S this 4th day of ~~XXXXXX~~ February, 19 75

Kenneth Jackson

Saundra K. Jackson

STATE OF TENNESSEE
SUMNER County.

Personally appeared before me, Juanita Jones, a Notary Public in and for said County and State, the within named Kenneth Jackson and wife, Saundra K. Jackson,

the bargainorS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this 4th day of ~~January~~ February, 19 75

Juanita Jones
Notary Public

Commission Expires September 5, 1976

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
_____County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____respectively of the_____ the within named bargainor, a corporation, and that (he / they) as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such_____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

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WARRANTY DEED

FROM

KENNETH G. JACKSON and wife,

SAUNDRA K. JAXKSON

TO

JONES HOMES, INC.

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IDENTIF. REFERENCE

FEB 5 1 58 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FEB-5 75	CONV	*		279.500.00	
FEB-5 75	S'TAX		A*	726.70	
FEB-5 75	PR'FEE		A*	.50	
FEB-5 75	W'DEED		A*	8.00	* 735.20

CHEROKEE LAND TITLES, INC.
699 WEST MAIN STREET
P. O. BOX 676
HENDERSONVILLE, TENNESSEE 37075
P. O. BOX 676 PHONE 824-3041