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

Hiram Martin

WARRANTY DEED — CHEROKEE LAND TITLES, INC.

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. _____
SEND TAX NOTICES TO: CHEROKEE MORTGAGE CORPORATION
ADDRESS: P. O. Box 1, Hendersonville, Tennessee 37075

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

cash in hand paid by the hereinafter named CHEROKEE MORTGAGE CORPORATION, and for other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by Grantee of the unpaid balances of first mortgage loans to Herschel L. Greer, Trustee, to secure Guaranty Mortgage Company of Nashville, evidenced by Trust Deeds filed for record August 15, 1973 in Book 4737, Pages 397 through 479, Register's Office for Davidson County, Tennessee, and the assumption by Grantee of the unpaid balance of a second mortgage loan to H. Lynn Greer, Jr., to secure Guaranty Mortgage Company of Nashville, evidenced by a Deed of Trust on Lots 28, 30, 60, 61 and 71, filed for record February 11, 1975 in Book 4888, Page 431, Register's Office for Davidson County, Tennessee. In addition to the above, grantee assumes any other loan, taxes, or encumbrances upon said land.

34-13
244 thru 253

33-16
57 thru 62-65-66-
thru 91-85,
All

JONES HOMES, INC., a Tennessee Corporation,

has ~~xxxxx~~ **bargained and sold, and by these presents do transfer and convey unto the said**

CHEROKEE MORTGAGE CORPORATION,

its ~~xxxxxxxxxxxx~~ **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 Jones Homes, Inc. by deed from Kenneth Jackson and wife, Saundra K. Jackson, dated February 4, 1975, filed for record February 5, 1975 at 1:58 P. M. in Book 4887, Page 203, Register's Office for Davidson County, Tennessee.

BOOK 490 PAGE 698

STATE OF [illegible]
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 $ 86,000.00 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 20th day of March, 19 75.

Notary Public or Register

My Commission Expires September 5, 1976.

JUANITA JONES 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 CHEROKEE MORTGAGE CORPORATION successors and assigns/heirs and assigns, forever.

And it covenants with the said CHEROKEE MORTGAGE CORPORATION 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., except as set out above.

And JONES HOMES, INC. does further covenant and bind itself, its successors and assigns/~~[illegible]~~, to warrant and forever defend the title to the said land to the said CHEROKEE MORTGAGE CORPORATION its successors/~~[illegible]~~ and assigns against the lawful claims of all persons whomsoever.

Witness its hand this 20th day of March, 19 75.

JONES HOMES, INC.

Ralph L. Jones, 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 _____ APR-27⁵ CONV 19___ 86,000.00
APR-27⁵ S'TAX A* 223.60 _____, Notary Public
Commission Expires _____ APR-27⁵ PR'FEE A* .50
APR-27⁵ W'DEED A* 6.00 * 230.10

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 _____

IDENTIFICATION APR 27 '75 FELIX A. DAVIDSON REGISTER DAVIDSON CO., TENN.

STATE OF TENNESSEE
SUMNER County

Before me, Juanita Jones, a Notary Public within and for the State and County aforesaid, personally appeared Ralph L. Jones

~~and~~ _____ with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President

and ~~respectively~~ of the JONES HOMES, INC.

the within named bargainor, a corporation, and that (he) as such 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 Ralph L. Jones as such President, _____

Witness my hand and official seal at office at Hendersonville, Tennessee on this the 20th day of March, 19 75

My commission expires September 5, 1976

_____
Notary Public

JUANITA NOTARY PUBLIC AT LARGE STATE OF TENN.