BOOK 4937 PAGE 821

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Melvin Jones and Larry Jones d/b/a Republic Builders

TO

Stephen G. Boughton et ux

RETURN TO CLYDE PAUL HOLLAND, ATTY. 2016 Parkway Towers Bldg. Nashville, Tennessee 37219

For draftsman's use

This instrument prepared by CLYDE PAUL HOLLAND, ATTY. 2016 Parkway Towers Bldg. Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen G. Boughton (NAME)	First and Mid-South Mortgage Co (NAME)	150-1
2909 Moss Spring Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2568 (STREET ADDRESS)	331
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 41,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July 19 75

Notary Public

MY COMMISSION EXPIRES: 1-

(AFFIX SEAL)

For and in Consideration of the sum of ---------TEN AND NO/100---------

----------($10.00)---------- DOLLARS cash in hand paid by STEPHEN G. BOUGHTON and wife, BONNIE J. BOUGHTON, and other good and valuable considerations, receipt of which is hereby acknowledged,

MELVIN JONES and LARRY JONES, a partnership d/b/a REPUBLIC BUILDERS

have bargained and sold, and by these presents do transfer and convey unto the said STEPHEN G. BOUGHTON and wife, BONNIE J. BOUGHTON

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 44 on the Plan of Edge-O-Lake Estates, Section 18 of record in Book 4675, Page 84, Register's Office for said County.

SAID Lot No. 44 has frontages of 76.35 feet on the westerly side of Cold Spring Drive and 82.50 feet on the southerly side of Moss Spring Drive connected by a curved line with radius of 25 feet and length of 36.74 feet, and runs back 109.46 feet on the southerly line of said lot and 106.28 feet on the westerly line to a point at the rear.

BEING part of the same property conveyed to Melvin Jones and Larry Jones, a partnership, d/b/a Republic Builders by deed from Ralph Stevens and Melvin Jones, a partnership d/b/a Republic Builders, of record in Book 4905, Page 171, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the plan of record which shows an owner's certificate, a 15-foot minimum building setback line from Moss Spring Drive and a 30-foot minimum building setback line from Cold Spring Drive and a 10-foot easement for public utility & drainage purposes along the southerly line of said lot; restrictions of record in Book 4797, Page 410, Register's Office for Davidson County, Tennessee.

BOOK 4937 PAGE 822

WD-2

This is (unimproved) ( ) property, known as 2909 Cold Spring Drive (House Number) (Street) Antioch P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said STEPHEN G. BOUGHTON and wife, BONNIE J. BOUGHTON their heirs and assigns, forever.

And we do covenant with the said STEPHEN G. BOUGHTON and wife, BONNIE J. BOUGHTON that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as of record.

And we, Melvin Jones and Larry Jones, a partnership d/b/a Republic Builders do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said STEPHEN G. BOUGHTON and wife, BONNIE J. BOUGHTON/their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 25th day of July 19 75

REPUBLIC BUILDERS

BY: Melvin Jones
MELVIN JONES

BY: Larry Jones
LARRY JONES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melvin Jones and Larry Jones

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 Nashville, Tennessee, this 25th day of July, 19 75

Notary Public.

Commission expires 1-31-78

AUG-1 75 CONV 41,450.00
AUG-1 75 S'TAX A* 107.64
AUG-1 75 PR'FEE A* .50
AUG-1 75 W'DEED A* 4.00 * 112.14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public.

Commission expires

AUG 1 1 27 PM '75
REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

D09322