Prepared by → File: First & Mid-South Mtge.

# WARRANTY DEED

BOOK 4956 PAGE 631

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Jennings Lee West | First & Mid-South Mortgage Co. | 150-1-332 |
| (NAME) 2905 Moss Spring Drive | (NAME) P. O. Box 2568 | |
| (STREET ADDRESS OR ROUTE NUMBER) Antioch, TN 37013 | (STREET ADDRESS) Nashville, TN 37219 | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* ----------TEN AND NO/100---------- ----------($10.00)---------- *Dollars,*

cash in hand paid by JENNINGS LEE WEST and wife, RAYMA KATES WEST, and other good and valuable considerations, receipt of which is hereby acknowledged,

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

*have this day bargained and sold, and do hereby transfer and convey unto the said* Jennings Lee West and wife, Rayma Kates West

their *(SUCCESSORS), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

LAND in Davidson County, Tennessee, being Lot No. 45 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. 45 fronts 80.0 feet on the southerly side of Moss Spring Drive and runs back 105 feet on the westerly line and 106.28 feet on the easterly line to a broken rear line on which it measures 156.74 feet.

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, as of record in Book 4905, page 171, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to a 30-foot minimum building setback line from Moss Spring Drive, a triangular easement for public utility and drainage purposes across the rear portion of said lot, and a 2-1/2 x 25 foot utility anchor easement located on the northwesterly corner of said lot, and restrictive covenants of record in Book 4797, page 410 said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 43,100.00

Subscribed and sworn to before me, this the 26th day of September 19 75

Affiant: Jennings Lee West

My commission expires: 4-8-78 (Affix Seal)

Notary Public: Martha D. Hall

This is improved ( ) unimproved (X) property, known as 2905 Moss Spring Drive, Antioch, TN 37013 (House Number) (Street) P. O. Address: City or Town

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said* Jennings Lee West and wife, Rayma Kates West

their *(SUCCESSORS), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Jennings Lee West and wife, Rayma Kates West *(SUCCESSORS), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* s *this* 26th *day of* September, 19 75 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Melvin Jones
Melvin Jones

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, Melvin Jones and Larry Jones

the within named 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 26th day of September, 1975.

Martha B. Hall
Notary Public

Commission expires April 8, 1978

NOTARY PUBLIC MARTHA B. HALL DAVIDSON COUNTY TENN.

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 _____

| | | | | | |
|---|---|---|---|---|---|
| SEP 29 75 | CONV | 43,100.00 | | | |
| SEP 29 75 | S'TAX | | A* | 112.06 | |
| SEP 29 75 | PR'FEE | | A* | .50 | |
| SEP 29 75 | W'DEED | | A* | 4.00 | * 116.56 |

WARRANTY DEED

FROM

TO

D 17637

IDENTIF. REFERENCE

SEP 29 11 25 AM '75

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE