THIS INSTRUMENT PREPARED BY:
FIRST AND MID SOUTH MORTGAGE CO.
P. O. BOX 2568
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

BOOK 4969 PAGE 786

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Billy Joe Jenkins	First & Mid-South Mortgage Co.	150-1-343
(NAME) 608 Cold 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 and other good and valuable considerations, the receipt of all 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

BILLY JOE JENKINS and wife, PEGGY J. JENKINS

their ~~XXXXXXX~~, heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 28 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. 28 fronts 80.0 feet on the easterly side of Cold Spring Drive and runs back 140.27 feet on the northerly line and 160.38 feet on the southerly line, to a rear line on which it measures 89.08 feet.

BEING part of the same property conveyed to Melvin Jones & Larry Jones, a partnership dba 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 an Owner's Certificate, a 30 foot minimum building setback line from Cold Spring Drive, and a 10 foot easement for public utility and drainage purposes along the rear line of said lot, and a 2½ x 25 foot utility anchor easement located on each front corner of lot. Restrictive covenants of record in Book 4797, page 410, Registers Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 37,900.00

Subscribed and sworn to before me, this the 7th day of November 19 75

Affiant

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

Notary Public

This is unimproved ( ) improved (X) property, known as 608 Cold 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

BILLY JOE JENKINS and wife, PEGGY J. JENKINS

their ~~XXXXXXX~~,

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 successors ~~XXXX~~ and representatives, to warrant and forever defend the title to said real estate to said Billy Joe Jenkins and wife, Peggy J. Jenkins

their ~~XXXXXX~~ (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 7th day of November, 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.

REPUBLIC BUILDERS

Melvin Jones

Larry Jones

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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 bargainor*s, *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* 7th *day of* November, *19* 75.

Martha B. Hall
Notary Public

Commission expires 4-8-78

MARTHA B. HALL NOTARY PUBLIC 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 .....

NOV 10 75 CONV 37,900.00
NOV 10 75 S'TAX A* 98.54
NOV 10 75 PR'FEE A* .50
NOV 10 75 W'DEED A* 4.00 * 103.04

D 23769

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IDENTIF. REFERENCE

Nov 10 4 08 PM '75

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

TO

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE