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

BK 4874 PAGE 361

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
JAMES G. LEWIS	FIRST & MID-SOUTH MORTGAGE CO.	150-1-342
(NAME) 612 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 valuabel considerations, the receipt of all of which is hereby acknowledged,

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

have this day bargained and sold, and do hereby transfer and convey unto the said

JAMES G. LEWIS and PEGGY T. LEWIS

their ~~XXXXXXX~~ *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 27 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. 27 fronts 67.63 feet on the easterly side of Cold Spring Drive and runs back 140.22 feet on the northerly line and 140.27 feet on the southerly line to a rear line on which it measures 81.03 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, 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, a 10-foot easement for public utility purposes and drainage along the rear line of said lot, and a 2-1/2 x 25 foot utility anchor easement located on the two front corners of said lot. Restrictive covenants contained in instrument 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 $ 42,500.00

Subscribed and sworn to before me, this the 21 day of November 19 75

Affiant James G. Lewis

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

Notary Public Martha S. Hall

MARTHA S. HALL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is improved (X) unimproved ( ) property, known as 612 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

JAMES G. LEWIS and wife, PEGGY T. LEWIS

their ~~XXXXXXX~~ *(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 successors ~~XXX~~ *and representatives, to warrant and forever defend the title to said real estate to said* JAMES G. LEWIS and wife, PEGGY T. LEWIS, their ~~XXXXX~~ *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 21st *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

Melvin Jones

Larry Jones

Larry Jones

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Martha B. Hall, 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 21 day of November, 19 75

Martha B. Hall
Notary Public

Commission expires 4-8-78

MARTHA B. HALL NOTARY PUBLIC DAVIDSON COUNTY

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 25 75	CONV	42,500.00			
NOV 25 75	S'TAX		B*	110.50	
NOV 25 75	PR'FEE		B*	.50	
NOV 25 75	W'DEED		B*	4.00	* 115.00

WARRANTY DEED

FROM

TO

D 25887

THE NEW DIFFERENCE

Nov 25 3 30 PM '75

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238