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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Jerry S. Talley Et ux	John W. Murphree Company (NAME)	2D-67073
Annette Talley (NAME) 620 Cold Spring Drive (STREET ADDRESS OR ROUTE NUMBER)	1283 Murfreesboro Road (STREET ADDRESS)	
Antioch, Tenn. 37013 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37217 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TEN and no/100---------- ($10.00) ---------- DOLLARS

cash and other good and valuable consideration, the 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 Jerry S. Talley Et ux Annette Talley

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

LAND in Davidson County, Tennessee, being Lot No. 25 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. 25 fronts 88.57 feet along the easterly margin of Cold Spring Drive and runs back 128.04 feet on the northerly line and 140.22 feet on the southerly line to a line in the rear measuring 91.39 feet thereon.

Being 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 subject to restrictions of record in Book 4797, Page 410, said Register's Office.

unimproved ( )
This is improved (X) property, known as 620 Cold Spring Drive (House Number) (Street)
Antioch, Tennessee 37013
(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 22nd day of April, 1976.

Melvin Jones
Melvin Jones
a Partnership

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

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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, the within named Melvin Jones and Larry Jones d/b/a Republic Builders, a Partnership

the 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 22nd day of April, 1976.

My commission expires Nov. 10, 1979 Notary Public Betty N. Todd

BETTY N. TODD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

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

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

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 43,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Jerry S. Talley

Sworn to and subscribed before me this 22nd day of April, 1976.

My commission expires Nov. 10, 1979 Notary Public Betty N. Todd

BETTY N. TODD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument was prepared by:
James I. Vance Berry, Atty., First American Center, Nashville, Tenn. 37323
Name Address

~~Please return to:~~ John W. Murphree Company, 1283 Murfreesboro Road, Nashville, Tennessee 37217

APR 22 '76 CONV 43,500.00
APR 22 '76 STAX $ 113.10
APR 22 '76 FEE $ .50
APR 22 '76 W'DEED $ 4.00 * 117.60

WARRANTY DEED

FROM MELVIN JONES AND LARRY JONES d/b/a REPUBLIC BUILDERS, a Partnership

TO TALLEY, JERRY S. AND WIFE, ANNETTE TALLEY

D 45775

IDENTIF. REFERENCE

APR 22 10 47 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219