5038 182

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Charles A. Siefert Et ux	John W. Murphree Company	2D-67003
(NAME)	(NAME)	
2912 Moss Spring Drive	1283 Murfreesboro Road	150-1
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tenn. 37013	Nashville, Tennessee 37217	336
(CITY) (STATE) (ZIP CODE)	(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 Charles A. Siefert and wife, Nancy L. Siefert,

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

BEING Lot No. 71 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. 71 fronts 95.62 feet along the northerly margin of Moss Spring Drive and runs back 115.20 feet on the westerly line and 136.18 feet on the easterly line to an irregular line in the rear measuring 75.69 feet thereon.

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 4904, Page 171, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictions of record in Book 4797, Page 410, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 2912 Moss Spring Drive (House Number) (Street)
Antioch, (P. O. Address) Tennessee (City or Town) 37013 (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 21st day of June, 1976.

REPUBLIC BUILDERS, a Partnership

Melvin Jones

Larry Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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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 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 21st day of June, 1976.

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

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 $ 39,350.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Charles A. Siefert

Sworn to and subscribed before me
this 21st day of June, 19 76

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

This instrument was prepared by:
John W. Murphree Company, 1283 Murfreesboro Road, Nashville, Tenn. 37217
Name Address

Please return to: John W. Murphree Company
1283 Murfreesboro Road, Nashville, Tennessee 37127

JUN23'76 CCW 39,350.00
JUN23'76 S'TAX B* 102.18
JUN23'76 PR'FEE B* .50
JUN23'76 W'DEED B* 4.00 * 106.68

WARRANTY DEED

FROM REPUBLIC BUILDERS, a Partnership, Melvin Jones and Larry Jones

TO CHARLES A. SIEFERT ET UX

NANCY L. SIEFERT

D 55087

mail me LW

REFERENCE

JUN 23 11 02 AM '76

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