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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

LARRY JONES AND MELVIN JONES

d/b/a REPUVLIC BUILDERS

TO

THOMAS A. ROSS and wife,

REGINA M. ROSS

For draftsman's use

This instrument prepared by

CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

RETURN TO

CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas A. Ross & wife, Regina M. (NAME) Ross	FIRST AND MID-SOUTH MORTGAGE (NAME)	Map 76-5
4913 Shadowlawn Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2568 (STREET ADDRESS)	Parcel 42
Hermitage, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIFICATION

JAN 6 10 36 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 30,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF January 1977

Notary Public

MY COMMISSION EXPIRES: Nov 12th 1980

(AFFIX SEAL)

D 8 4 1 2 8

For and in Consideration of the sum of ---------Ten Dollars and No/100--------

----------($10.00)---------- DOLLARS

cash in hand paid by Thomas A. Ross and wife, REgina M. Ross and other good and valuable considerations, receipt of which is hereby acknowledged.

LARRY JONES AND MELVIN JONES, d/b/a REPUBLIC BUILDERS, GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said THOMAS A. ROSS and wife, REGINA M. ROSS, GRANTEES their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 39 on the Plan of Hidden Hill of record in Book 4860, page 43, Register's Office for said County.

Said Lot No. 39 fronts 80 feet on the southwesterly margin of Shadowlawn Drive and extends back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Larry Jones and Melvin Jones, d/b/a Republic Builders by deed from John Hinson, with full power to sell, transfer, mortgage, assign or lease without joinder of any beneficiary of record in Book 5027, page 342, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the Plan of record in Book 4860, page 43, said Register's Office, shows an owner's certificate, a 30-foot minimum building setback line from Shadowlawn Drive and a 20-foot easement for public utility and drainage purposes along the rear line of said lot. Restrictive covenant contained in instrument of record in Book 4938, page 337, said Register's Office. And a 10-foot easement for public utility purposes along the front lien of premises as shown on said plan.

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This is unimproved ( ) improved (X) property, known as 4913 Shadowlawn Drive, Hermitage, Tennessee 37076
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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. except of record.

And we, Grantors 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.

Witness our hands this 5th day of January, 1977

Larry Jones
(LARRY JONES)

Melvin Jones
(MELVIN JONES)

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 Larry Jones and Melvin Jones, d/b/a Republic Builders the 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 5th day of January, 1977.

THOMAS D. GUPTON NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE

Thomas D. Gupton, Notary Public.

Commission expires Nov 12th, 1980.

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.....

JAN-67 CONV 30,900.00
JAN-67 S'TAX B* 80.34
JAN-67 R'FEE B* .50
JAN-67 W'DEED B* 4.00 * 84.84

....., Notary Public.

Commission expires .....