This Form furnished by Attorneys Title Company, Inc.

BOOK 5109 PAGE 651

Form No. WD-2

FROM

MELVIN JONES and LARRY JONES,

d/b/a REPUBLIC BUILDERS

TO

JOHN D. ELDRIDGE and wife,

KAREN ELDRIDGE

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
John D. Eldridge and wife, Karen K. Eldridge	First and Mid-South Mortgage	Map 150-2
537 Moss Landing Drive	P.O. Box 2568	Parcel 66
Nashville, Tenn.	Nashville, Tennessee 37219	

(NAME) (STREET ADDRESS OR ROUTE NUMBER) (CITY) (STATE) (P. O. ZIP)

(NAME) (STREET ADDRESS) (CITY) (STATE) (ZIP)

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

JAN 27 2 26 PM '77

FEE REGISTER DAVIDSON COUNTY, TENN.

D 8 7 0 2 2

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 38,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January, 1977

Notary Public

MY COMMISSION EXPIRES: Nov 10th, 1980

(AFFIX SEAL)

For and in Consideration of the sum of ------Ten Dollars and No/100-------
----------($10.00)----------
DOLLARS

cash in hand paid by John D. Eldridge and wife, Karen K. Eldridge and other good and valuable consideration, receipt of which is hereby acknowledged.

MELVIN JONES and LARRY JONES, a partnership d/b/a REPUBLIC BUILDERS Grantors have bargained and sold, and by these presents do transfer and convey unto the said JOHN D. ELDRIDGE and wife, KAREN K. ELDRIDGE, 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. 60 on the Plan of Percy Priest Meadows, Section Two, of record in Book 4860, page 15, Register's Office for said County.

Said Lot No. 60 fronts 87 feet on the southwesterly margin of Moss Landing Drive and extends back 146.80 feet on the northwesterly line and 153.80 feet on the southeasterly line to a dead line which is a broken line measuring 79.60 feet thereon.

Being the same property conveyed to Melvin Jones and Larry Jones, a partnership d/b/a Republic Builders by deed from Otis W. Charlton and wife, Louise R. Charlton of record in Book 5015, page 946, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the Plan of record in Book 4860, page 15, said Register's Office, shows an owner's certificate, a 30-foot minimum building setback line from Moss Landing Drive and a 10-foot easement for public utility and drainage purposes along the rear line of said lot. Restrictive covenant contained in instrument of record in Book 4914, page 404, said Register's Office.

BOOK 5109 PAGE 652

WD-2

This is unimproved ( ) improved (X) property, known as 537 Moss Landing Drive, Nashville, Tennessee
(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 27th day of January, 1977

(MELVIN JONES)

(LARRY 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 Melvin Jones and Larry Jones, a partnership 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 27th day of January, 19 77

Thomas D. Gupton, Notary Public.

Commission expires Nov 10th, 1980

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

JAN27 CONV 38,500.00
JAN27 STAX B* 100.10
JAN27 PRTFEE B* .50
JAN27 WDEED B* 4.00 * 104.60

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