BOOK 5118 PAGE 428

Mail

Prepared By WILLIAM W. WEEMS, ATTORNEY AT LAW 699 West Main, Hendersonville, Tennessee 37075

WARRANTY DEED

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 18-3 35
18-3 34
16-3 31

SEND TAX NOTICES TO: B. F. OVERTON

ADDRESS: Route 5 - Box 123 - Madison Creek Road, Goodlettsville, Tennessee

For and in Consideration of the sum of ----------TEN AND NO/100----------
----------($10.00)----------
DOLLARS

cash in hand paid and for other good and valuable considerations, the receipt of all of which is hereby acknowledged,

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $12,750.00 which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

B. F. Overton
Affiant

Subscribed and sworn to before me this the 21st day of February, 19 77

Marion R. Harvey
Notary Public or Register

My Commission Expires November 23, 1980

JONES HOMES, INC.

has ~~have~~ bargained and sold, and by these presents do transfer and convey unto the said B. F. OVERTON and wife, EDITH M. OVERTON

their heirs and assigns/successors or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the City of Goodlettsville, Davidson County, Tennessee, Being Lots Nos. 75, 76, and 79 on the Plan of Connell Estates, Section III, which Plan appears of record in Book 3600, Page 31, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Lot No. 75 fronts 86.15 feet on the northerly margin of Isaac Drive and runs back 354.4 feet on the easterly line and 345.4 feet on the westerly line to a dead line in the rear on which it measures 167.85 feet thereon.

Lot No. 76 fronts 120 feet on the northerly margin of Isaac Drive and runs back 345.4 feet on the easterly line and 353.1 feet on the westerly line to a dead line in the rear which measures 120 feet thereon.

Lot No. 79 fronts 115 feet on the northerly margin of Isaac Drive and runs back 354.9 feet on the easterly line and 349.0 feet on the westerly line to a dead line in the rear which measures 115.15 feet thereon.

Being a portion of the property conveyed to Jones Homes, Inc. by deed from Aero Southern, Inc., dated February 11, 1976, filed for record March 9, 1976 at 11:24 A. M. in Book 5003, Page 919, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 3672, Page 251, Register's Office for Davidson County, Tennessee, said restrictions dated December 20, 1963, filed for record December 27, 1963.

1977 taxes prorated and assumed by Grantee.

FEB25	CONV	12,750.00			
FEB25	S'TAX		B*	33.02	
FEB25	PR'FEE		B*	.50	
FEB25	W'DEED		B*	6.00	* 39.52

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said B. F. OVERTON and wife, EDITH M. OVERTON their successors and assigns/heirs and assigns, forever.

And it covenants with the said B. F. OVERTON and wife, EDITH M. OVERTON that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And JONES HOMES, INC. does ~~do~~ further covenant and bind itself, its successors and assigns/~~heirs and representatives~~, to warrant and forever defend the title to the said B. F. OVERTON and wife, EDITH M. OVERTON, their successors/heirs and ~~assigns~~ representatives against the lawful claims of all persons whomsoever.

Witness its hand this 21st day of February, 19 77

JONES HOMES, INC.

Ralph L. Jones, Jr., Vice President

STATE OF TENNESSEE
_____ **County.**

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this_____ day of _____, 19____.

_____, Notary Public

Commission Expires _____

STATE OF _____
County of _____

Personally appeared before me, _____, Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledges that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

_____, Notary Public

Commission Expires _____

D90884

FILED FOR REFERENCE FEB 23 AM '77 FEE $ REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
SUMNER County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ralph L. Jones, Jr.,

~~and~~ _____ with whom I am personally acquainted and who upon (~~their several oaths~~ his oath) acknowledged (~~themselves~~ himself) to be the Vice President and ~~xxxx~~ ~~xxxxxxxxx~~ respectively of the JONES HOMES, INC.

the within named bargainor, a corporation, and that (~~they~~ he) as such Vice President ~~and~~ _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Ralph L. Jones, Jr. as such Vice President, ~~and attesting the same by the said~~ _____ ~~as such~~ _____.

Witness my hand and official seal at office at Hendersonville, Tennessee on this the 20th day of February, 19 77.

My commission expires November 23, 1980

Marion R. Harvey
Notary Public