BOOK 5160 PAGE 685 **WARRANTY DEED**

prepared by
RETURN TO
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

FROM BOBBY SMITH BUILDERS, INC.

ADDRESS NEW OWNER(S) AS FOLLOWS:

JOHN OSCAR YOUNG AND WIFE, ANITA YOUNG 305 Leesa Ann Ct

SEND TAX BILLS TO:

FIRST AND MID-SOUTH MORTGAGE COMPANY

PREPARED BY:

CLYDE PAUL HOLLAND, ATTORNEY

MAP-PARCEL NOS:
76-5
Parcel 22

{STATE OF TENNESSEE COUNTY OF ....DAVIDSON.....}

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,400.00 ..... Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of June, 1977.

Thomas D. Gupton ..... Nov 12, 1980
NOTARY PUBLIC ..... COMMISSION EXPIRES

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of ..... TEN DOLLARS .....

..... $10.00 ..... DOLLARS

cash in hand paid by John Oscar Young and wife, Anita Young, and other good and valuable considerations, receipt of which is hereby acknowledged.

Bobby Smith Builders, Inc.,

.....GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

John Oscar Young and wife, Anita Young, Grantees .....

..... their (his, her, its) heirs, successors and assigns,

a certain tract or parcel of land in .....Davidson... County, State of Tennessee, described as follows, to wit:

BEING Lot No. 21 on the Plan of Hidden Hill, of record in Book 4860, page 43, Register's Office for Davidson County, Tennessee.

SAID Lot No. 21 fronts 52.06 feet on the southerly side of Leesa Ann Court and extends back 170.42 feet on the northwesterly line and 123.12 feet on the easterly line to a dead line in the rear measuring 200 feet thereon.

BEING the same property conveyed to Bobby Smith Builders, Inc. by deed from John Hinson, Trustee, of record in Book 5032, page 373, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to restrictive covenant contained in instrument of record in Book 4938, page 337, said Register's Office; 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 Leesa Ann Court and a 10-foot easement for public utility and drainage purposes along the southerly and northwesterly lines of said lot; and a 2.5 X 25-foot utility anchor easement located on the northeast front corner of said lot.

unimproved ( )
This is improved (X) property, known as 305 (Number) Leesa Ann Court (Street), Hermitage (City), Tennessee (State), 37076 (Zip)

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, successors 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(es) 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 successors and assigns against the lawful claims of all persons whomsoever.

WITNESS our hand s this 16th day of June, 19 77

Bobby Smith Builders, Inc

BY: Bobby Smith
BOBBY SMITH, PRESIDENT

{STATE OF TENNESSEE; COUNTY OF } (Individual Acknowledgment)

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

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at State

this day of JUN 19

Comission Expires Notary Public

(AFFIX SEAL)

JUN 17 '77 REFERENCE
JUN 17 '77 S'TAX B* 94.64
JUN 17 '77 PR'FEE B* .50
JUN 17 '77 W'DEED B* 4.00 * 99.14
JUN 17 '77 CASH 36,400.00
JUN 17 '77 2 38 PM REGISTER DAVIDSON CO., TENN.
FEE PAID
9814

{STATE OF TENNESSEE; COUNTY OF DAVIDSON } (Corporate Acknowledgment)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared BOBBY SMITH with whom I am personally acquainted, and who, upon oath, acknowledged himself to be (Title) President of the Bobby Smith Builders, Inc, a corporation, the within named bargainer, and that he is such (Title) President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as (Title) President

WITNESS my hand and seal, at office in CITY: NASHVILLE STATE: TENNESSEE

this 16 day of JUNE 19 77

Nov 12 1980
Commission Expires

Notary Public

(AFFIX SEAL)

THOMAS D. GUPTON NOTARY PUBLIC STATE AT LARGE TENNESSEE