E14282

WARRANTY DEED

BOOK 5170 PAGE 837

FROM LARRY JONES AND WIFE,
GLORIA A. JONES

ADDRESS NEW OWNER(S) AS FOLLOWS:	JERRY W. KIDWELL AND WIFE, BETTY JO KIDWELL 4905 Shadowlawn Drive Hermitage, Tennessee 37076
SEND TAX BILLS TO:	First & Mid-South Mortgage Company P.O. Box 2568 Nashville, Tennessee 37219
PREPARED BY:	HOLLAND & LYNN, ATTORNEYS 2016 Parkway Towers Nasvhille, Tennessee 37219
MAP-PARCEL NOS:	76-5 P. 40

IDENTIF. REFERENCE
JUL 14 9 05 AM '77
FEE
REGISTER
DAVIDSON COUNTY, TENN.

{STATE OF TENNESSEE COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,455.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of July, 197 DATE

NOTARY PUBLIC

AFFIX SEAL

NOTARY PUBLIC DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES

FOR AND and IN CONSIDERATION OF the sum of TEN DOLLARS ($10.00) DOLLARS

cash in hand paid by Jerry W. Kidwell and wife, Betty Jo Kidwell, and other good and valuable considerations, receipt of which is hereby acknowledged.

LARRY JONES AND WIFE, GLORIA A. JONES GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

JERRY W. KIDWELL AND WIFF, BETTY JO KIDWELL, 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:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Hidden Hill, of record in Book 4860, page 43, Register's Office for said County.

Said Lot No. 37 fronts 80 feet on the southeasterly side of Shadowlawn Drive and extends back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Larry Jones by deed from Melvin Jones and Larry Jones, D/B/A Republic Builders, of record in Book 5116, page 872, 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, and 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, and a 10-foot easement for public utility along the front line and a 10-foot public utility easement along the northeasterly line of premises as shown on said Plan.

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

unimproved ( )

This is improved (X) property, known as .....4905..Shadowlawn..Drive,..Hermitage,..Tennessee,..37076
Number Street City State 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 ..... 13 ..... day of ..... JULY ..... 19 ..... 77 .....

Larry Jones
LARRY JONES

Gloria A. Jones
GLORIA A. JONES

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

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

LARRY JONES AND WIFE, GLORIA A. JONES

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 ..... NASHVILLE, TENNESSEE .....
City State

this ..... 13 ..... day of ..... JULY 19 77

..... 1-31-78 .....
Comission Expires

Notary Public

(AFFIX SEAL)

{STATE OF ..... ; COUNTY OF ..... } (Corporate Acknowledgment)

Before me, the undersigned, 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 (Title) ..... of the .....

..... , a corporation, the within named bargainer, and that ..... he as such

(Title) ..... being authorized so to do, executed the foregoing instrument for the purpose therein contained,

by signing the name of the corporation by ..... self as (Title) .....

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

this ..... day of ..... 19 .....

....
Commission Expires Notary Public

(AFFIX SEAL)

JUL 14 S'TAX B* 84.50
JUL 14 PRTEE B* .50
JUL 14 WDEED B* 4.00 * 89.00