WARRANTY DEED BOOK 5182 PAGE 160

FROM LARRY JONES AND WIFE, GLORIA A. JONES, D/B/A REGENCY HOMES

ADDRESS NEW OWNER(S) AS FOLLOWS:	LAWRENCE O. ANDERSON AND WIFE, LINDA A. ANDERSON 626 Debbie Drive Hermitage, Tennessee
SEND TAX BILLS TO:	SAME 626 Debbie Drive Hermitage, TEnnessee 37076
PREPARED BY:	HOLLAND & LYNN, ATTORNEYS 2016 Parkway Towers Nashville, Tennessee 37219
MAP-PARCEL NOS:	76-5-66

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T
IDENTIF. REFERENCE

AUG 10 8 42 AM '77
FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

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

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ .....33,400.00..... Affiant Lawrence O. Anderson

SUBSCRIBED AND SWORN TO BEFORE ME THIS ...8th day of August, 1977
DATED

.....
NOTARY PUBLIC

.....
COMMISSION EXPIRES

AFFIX SEAL

CLYDE PAUL HOLLAND NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

.....($10.00).....DOLLARS

CAsh in hand paid by Lawrence O. Anderson and wife, Linda A. Anderson, and other good and valuable considerations, receipt of which is hereby acknowledged.

AUG 10	CONV	33,400.00			
AUG 10	S'TAX		B*	86.84	
AUG 10	PR'FEE		B*	.50	
AUG 10	W'DEED		B*	4.00	* 91.34

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

LAWRENCE O. ANDERSON AND WIFE, LINDA A. ANDERSON, 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. 61 on the Plan of Hidden Hill, of record in Book 4860, page 43, Register's Office for said County.

SAID Lot No. 61 fronts 85 feet on the easterly side of Debbie Drive and extends back 140.21 feet on the southerly line and 141.50 feet on the northerly line to a dead line in the rear measuring 92 feet thereon.

BEING the same property conveyed to Larry Jones by deed from Melvin Jones and Larry Jones, a partnership 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 the following: 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 Debbie Drive and a 10 foot easement for oublic utility and drainage purposes along the rear line of said lot; and a 2.5 x 25 foot utility anchor easement located along the northwest front corner of said lot; and a 10 foot public utility easement along the front line of said 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 ...626 Debbie 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 .....8th..... day of .....AUGUST....., 19..77..

.....Larry Jones.....
LARRY JONES

.....Gloria A. Jones.....
GLORIA A. JONES
D/B/A REGENCY HOMES

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

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

LARRY JONES AND WIFE, GLORIA A. JONES, D/B/A REGENCY HOMES.....

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 ..8.. day of ....AUGUST..... 19...77

.....1-31-78..... .....
Comission Expires Notary Public

CLYDE P. HOLLAND ★ NOTARY PUBLIC ★ DAVIDSON COUNTY, TENN.

(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)