WARRANTY DEED

BOOK 5198 PAGE 158

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,991.43

Mrs. Ronnie E Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF September, 1977

Notary Public

MY COMMISSION EXPIRES: 10-18-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TRABER & ROBINSON, ATTYS. 107 DONELSON PIKE, NASHVILLE, TN. 37214T
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RONNIE E. JONES (NAME)	LOMAS & NETTLETON COMPANY (NAME)	73-14-117
430 HARWELL DRIVE (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 1056 (STREET ADDRESS)	
HERMITAGE, TN. 37076 (CITY) (STATE) (P. O. ZIP)	VIRGINIA BEACH, VS. 23451 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, STEPHEN M. MAGGART AND WIFE, MELINDA M. MAGGART

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONNIE E. JONES AND WIFE, JUDY C. JONES

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING LOT NO. 24 ON THE PLAN OF THE RESUBDIVISION OF LOTS 23 AND 24 OF HERMITAGE ESTATES, SECTION 4, AS OF RECORD IN BOOK 4060, PAGE 194 REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO STEPHEN M. MAGGART AND WIFE, MELINDA M. MAGGART BY DEED FROM RICHARD DEWAYNE DODSON, SR. AND WIFE, PATSY CHOATE DODSON AS OF RECORD IN BOOK 4586, PAGE 67, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE GRANTEES HEREIN ASSUME AND PROMISE TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN BOOK 4344, PAGE 880, SAID REGISTER'S OFFICE.

THE ESCROW ACCOUNT AS IT RELATES TO THIS PROPERTY IS HEREBY TRANSFERRED TO THE GRANTEES, AS IS THE HAZARD INSURANCE.

This is unimproved ( ) improved (XX) property, known as 430 HARWELL DRIVE, HERMITAGE, TN. 37076
(House Number) (Street) (P. O. Address) (City or Town) (Postal 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 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, unless otherwise herein set out; and we 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness OUR hand S this 16th day of SEPTEMBER, 19 77

Steve Maggart — Stephen M. Maggart

Melinda M Maggart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5198 PAGE 159

Personally appeared before me, THE UNDERSINGED, a Notary Public in and for said County and State, the within named STEPHEN M. MAGGART AND WIFE, MELINDA M. MAGGART

the bargainor S, 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, TN. this 16 day of SEPTEMBER, 1977

Commission Expires 5-18-81

Notary Public

STATE OF
County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon { his oath / their several oaths } acknowledged { himself / themselves } to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that { he / they } as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____ Notary Public

E 26634

IDENTIF. REFERENCE

SEP 19 11 16 AM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

SEP 19 77	CONV	32,991.43			
SEP 19 77	S'TAX		B*	85.80	
SEP 19 77	PR'FEE		B*	.50	
SEP 19 77	W'DEED		B*	4.00	* 90.30

WARRANTY DEED

FROM

STEPHEN M. MAGGART ET UX

TO

RONNIE E. JONES ET UX

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York

RETURN TO:

[illegible]
P. O. Box 2255
[illegible] Tenn. 37214