WARRANTY DEED

BOOK 5199 PAGE 281

FROM	LARRY JONES AND WIFE, GLORIA A. JONES, D/B/A REGENCY HOME BUILDERS
ADDRESS NEW OWNER(S) AS FOLLOWS:	LARRY A. NICHOLSON AND WIFE, KATHY NICHOLSON 4724 Minors Cove Antioch, Tennessee 37013
SEND TAX BILLS TO:	FIRST & MID-SOUTH MORTGAGE COMPANY P.O. Box 2568 Nashville, Tennessee 37219
PREPARED BY:	CLYDE PAUL HOLLAND, ATTORNEY 2016 Parkway Towers Nashville, Tennessee 37219
MAP-PARCEL NOS:	149-216 (part of)

(STATE OF TENNESSEE COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,025.00 Affiant: Larry A. Nicholson

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of September, 1977

NOTARY PUBLIC

DATE 1-21-78

COMMISSION EXPIRES

AFFIX SEAL

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

----------($10.00) ---------- DOLLARS

Cash in hand paid by Larry A. Nicholson and wife, Kathy Nicholson, 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

LARRY A. NICHOLSON AND WIFE, KATHY NICHOLSON, 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. 173 on the Plan of Terragon Trails, Section 3, of record in Book 5050, page 43, Register's Office for said County.

SAID Lot No. 173 fronts 72.24 feet on the southwesterly side of Minors Cove and extends back 132.32 feet on the northwesterly line and 148.4 feet on the southeasterly line to a dead line in the rear measuring 64.62 feet thereon.

BEING the same property conveyed to Larry Jones, d/b/a Regency Homes by deed from Marion Thurman and wife, Eva M. Thurman, of record in Book 5137, page 985, Register's Office for Davidson County, TEnnessee.

THIS conveyance is made subject to restrictions of record in Book 5116, page 138, said Register's Office; the Plan of record in Book 5050, page 43, said Register's Office, shows an owner's certificate, a 20 foot setback line from Minors Cove and a 25 foot narrowing down easement for public utility and drainage purposes along the front lot line of said premises, and a 5 foot utility and drainage easement along the southerly line of said premises.

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

unimproved ( )
This is improved (X) property, known as 4724 (Number) Minors Cove (Street), Antioch (City), Tennessee (State) 37013 (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 15th day of SEPTEMBER, 1977

LARRY JONES

GLORIA A. JONES

E 27159

IDENTIF. REFERENCE

SEP 21 1 55 PM '77

FEE

DAVIDSON COUNTY, TENN.

{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

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 (City), TENNESSEE (State)

this 15 day of SEPTEMBER 19 77

1-31-79
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

SEP 21 CONV 28.025.00
SEP 21 S'TAX B* 72.80
SEP 21 PAFEE B* .50
SEP 21 RECD B* 4.00 * 77.30

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)