# WARRANTY DEED

BOOK 5211 PAGE 932

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|---|---|
| FROM | LARRY JONES AND WIFE, GLORIA A. JONES, D/B/A REGENCY HOMES |
| ADDRESS NEW OWNER(S) AS FOLLOWS: | MERRY M. ADAIR AND HUSBAND, WESLEY E. ADAIR<br>4720 Miners Cove<br>Antioch, Tennessee 37013 |
| SEND TAX BILLS TO: | FIRST AND MID-SOUTH MORTGAGE COMPANY<br>P.O. Box 2568<br>Nashville, Tennessee 37219 |
| PREPARED BY: | HOLLAND & LYNN, ATTORNEYS<br>2016 Parkway Towers<br>Nashville, Tennessee 37219 |
| MAP-PARCEL NOS: | 149-216 |

IDENTIF. REFERENCE

Oct 20 9 01 AM '77

FELIX Z. ALSUP, II REGISTER
DAVIDSON COUNTY, TENN.

{STATE OF TENNESSEE COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,500.00 Affiant Merry M. Adair

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of October 1977

Thomas D. Lupton NOTARY PUBLIC

My Commission Expires Nov 12th 1980

AFFIX SEAL

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

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

Cash in hand paid by Merry M. Adair and husband, Wesley E. Adair, and other good and valuable considerations, receipt of which is hereby acknowledged.

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|---|---|---|---|---|---|
| OCT 20 F | CONV | 27,500.00 | | | |
| OCT 20 F | S'TAX | | B* | 71.50 | |
| OCT 20 F | PR'FEE | | B* | .50 | |
| OCT 20 F | W'DEED | | B* | 4.00 | * 76.00 |

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 MERRY M. ADAIR AND HUSBAND, WESLEY E. ADAIR, 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. 174 on the Plan of Terragon Trails, Section III, of record in Book 5050, page 43, Register's Office for said County.

SAID Lot No. 174 fronts 67 feet on the southwesterly side of Miners Cove and extends back 125,64 feet on the northwesterly line and 132.32 feet on the southeasterly line to a dead line on the rear, which is a broken line measuring 67.48 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 Officw for Davidson County, Tennessee.

THIS conveyance is made subject to Restrictive covenant contained in instrument of record in Book 5116, page 138, said Register's Office, and the Plan of record in Book 5050, page 43, said Register's Office, shows an owner's certificate, a 20 foot minimum building setback line from Miners Cove and an easement for public utility and drainage purposes along the rear line of said lot.

RETURN TO FILE BOX 2
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

unimproved ( )
This is improved (X) property, known as 4720 Miners Cove, Antioch, Tennessee 37013
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 18th day of OCTOBER, 19 77

Larry Jones
LARRY JONES

Gloria A. Jones
GLORIA A. JONES

{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 18 day of OCTOBER 19 77

Nov 1, 24th 1980
Commission Expires

Thomas D. Gupton
Notary Public

THOMAS D. GUPTON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

(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)