RETURN TO Title 12
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

WARRANTY DEED

BOOK 5231 PAGE 169

FROM	LARRY JONES and wife, GLORIA A. JONES, D/B/A Regency Home Builders
ADDRESS NEW OWNER(S) AS FOLLOWS:	STEVEN W. PRESLEY , unmarried 634 Debbie Drive Hermitage, Tennessee 37076
SEND TAX BILLS TO:	FIRST and 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:	76-5-64

E 4 0 7 7 3

IDENTIF. REFERENCE

DEC 8 10 26 AM '77

FELIX ZOLLICOFFER REGISTER
DAVIDSON COUNTY, TENN.

{STATE OF TENNESSEE COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,850.00 Affiant Steven W. Presley

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of December 1977

Thomas D. Gupton NOTARY PUBLIC — DATE — Nov 20 1980 COMMISSION EXPIRES

AFFIX SEAL

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

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

Cash in hand paid by Steven W. Presley, unmarried, and other good and valuable considerations, receipt of which is hereby acknowledged.

DEC-87	CONV	33,850.00			
DEC-87	S'TAX		B*	87.88	
DEC-87	PR'FEE		B*	.50	
DEC-87	W'DEED		B*	4.00	* 92.38

LARRY JONES and wife, GLORIA A. JONES, d/b/a REGENCY HOME BUILDERS, ... GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

STEVEN W. PRESLEY, unmarried, GRANTEE.....

HIS..... 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. 59 on the Plan of Hidden Hills, of record in Book 4860, page 43, Register's Office for said County.

SAID Lot No. 59 fronts 85 feet on the easterly side of Debbie Drive and extends back between parallel lines 140.21 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 covenants 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 public utility and drainage purposes along the rear line of said lot; and a 10 foot public utility easement along the front lot line of premises as shown on said plan.

unimproved ( ) This is improved (X) property, known as 634 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 GRANTEE HIS heirs, successors and assigns, forever.

AND WE do covenant with the said GRANTEE 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 GRANTEE HIS heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS OUR hand S this 7th day of DECEMBER 19 77

LARRY 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, d/b/a REGENCY HOME BUILDERS

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 7th day of DECEMBER 19 77

Nov 12th 1980 (Comission Expires) Thomas D. Guthrie (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)