E4551.8.

WARRANTY DEED

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

FROM	LARRY JONES and wife, GLORIA A. JONES, d/b/a REGENCY HOMES
ADDRESS NEW OWNER(S) AS FOLLOWS	STEVEN W. HICKS and wife, BONNIE J. HICKS 612 Debbie Drive Hermitage, Tennessee 37076
SEND TAX BILLS TO:	FIRST & MID-SOUTH MORTGAGE COMPANY Post Office Box 2568 Nashville, Tennessee 37219
PREPARED BY:	CLYDE PAUL HOLLAND, ATTORNEY 2016 Parkway Towers Nashville, Tennessee 37219
MAP PARCEL NOS:	76-5-78

T
IDENTIF. REFERENCE

JAN 10 1 56 PM '78

FEE, REGISTER AND TAX

(STATE OF TENNESSEE COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,900.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of January, 1978
DATE

Thomas D. Leyton
NOTARY PUBLIC

Nov 12, 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. Hicks and wife, Bonnie J. Hicks, and other good and valuable considerations, receipt of which is hereby acknowledged.

JAN 10 78 CONV 35,900.00
JAN 10 78 S'TAX 6* 33.34
JAN 10 78 PR'FEE 6* .50
JAN 10 78 W'DEED 6* 4.00 * 97.84

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

STEVEN W. HICKS and wife, BONNIE J. HICKS, 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. 76 on the Plan of Hidden Hills, of record in Book 4860, page 43, Register's Office for said County, described as follows:

BEGINNING on the easterly margin of Debbie Drive at the corner of Lots Nos. 76 and 77; thence with the line between said two lots, easterly 83.71 feet; thence with the line between Lots Nos. 75 and 76, south 9°58' east 173.75 feet to the northerly margin of Rowena Drive; thence with the same, westerly 98.69 feet to the beginning of a curve; thence around said curve northwesterly 39.27 feet to the easterly margin of Debbie Drive; thence with the same, northerly 155.45 feet to the point of beginning.

BEING the same proeprty conveyed to Larry Jones, d/b/a Regency Homes by deed from John Hinson, with full power to sell, convey, transfer, mortgage, assign or lease without joinder of any beneficiary, of record in Book 5173, page 567, and re-recorded in Book 5174, page 568, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to restrictive covenants contained in insturment of record in Book 4938, page 337, said Register's Office, and the owner's certificate contained in the Plan of record in Book 4860, page 43, said Register's Office, showing a minimum setback line of 30 feet from Debbie Drive and Rowena Drive and a 10 foot easement for public utility and drainage purposes along the northerly line of said lot.

unimproved ( )
This is improved (X) property, known as 612 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 S this 9th day of JANUARY, 19 78

LARRY 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 9 day of JANUARY 19 78

Nov 12, 1980
Commission Expires

Thomas D. Gupton
Notary Public

NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

(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)