# WARRANTY DEED

BOOK 5244 PAGE 957

FROM LARRY JONES and wife, GLORIA A. JONES, d/b/a REGENCY HOMES

| | |
|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS | JAMES R. HATCHER and wife, ELSIE P. HATCHER<br>4929 Shadowlawn Drive<br>Hermitage, Tennessee 37076 |
| SEND TAX BILLS TO | FIRST & MID-SOUTH MORTGAGE COMPANY<br>P.O. Box 2568<br>Nashville, Tennessee 37219 |
| PREPARED BY | CLYDE PAUL HOLLAND, ATTORNEY<br>2016 Parkway Towers<br>Nashville, Tennessee 37219 |
| MAP-PARCEL NOS. | 76-5-46 |

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IDENTIF. REFERENCE

JAN 23 9 34 AM '78

(STATE OF TENNESSEE COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,900.00 Affiant James R. Hatcher

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of January, 1978

Thomas D. Shipley — NOTARY PUBLIC

My Commission Expires July 12, 1980

AFFIX SEAL

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

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

Cash in hand paid by James R. Hatcher and wife, Elsie P. Hatcher, and other good and valuable considerations, receipt of which is hereby acknowledged.

| | | | | | |
|---|---|---|---|---|---|
| JAN23RD | CONV | B* | 33,900.00 | | |
| JAN23RD | S'TAX | B* | 88.14 | | |
| JAN23RD | PR'FEE | B* | .50 | | |
| JAN23RD | W'DEED | B* | 4.00 | * | 92.64 |

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 JAMES R. HATCHER and wife, ELSIE P. HATCHER, 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. 43 on the Plan of Hidden Hill, of record in Book 4860, page 43, Register's Office for said County.

SAID Lot No. 43 fronts 80 feet on the southeasterly side of Shadowlawn Drive and extends back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Larry Jones, d/b/a Regency Homes, by deed from John Hinson, Trustee, of record in Book 5173, page 567, Registers Office for Davidson County, Tennessee.

THIS conveyance is made subject to the following: (1) Restrictive covenants contained in onstrument of record in Book 4938, page 337, said Register's Office; (2) an owner's certificate contained in the Plan of record in Book 4860, page 43, said Register's Office, showing a 30 foot minimum building setback line from Shadowlawn Drive and a 20 foot easement for public utility and drainage purposes along the rear line of said lot; (3) a 10 foot public utility easement along the front lot line of premises as shown on said Plan.

RETURN TO: Lisa #2
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

unimproved ( )
This is improved (X) property, known as 4929 Shadowlawn 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 20th day of JANUARY, 19 78

Larry Jones
LARRY JONES

Gloria 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 20 day of JANUARY 1978

Nov 12, 1980
Comission Expires

Thomas D. Clayton
Notary Public

THOMAS D. CLAYTON NOTARY PUBLIC AT LARGE STATE OF TENN.

(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)