Feb Book 2

WARRANTY DEED

BOOK 5244 PAGE 962

FROM	LARRY JONES and wife, GLORIA A. JONES, D/B/A REGENCY HOMES
ADDRESS NEW OWNER(S) AS FOLLOWS	BARRY W. MOORE and wife, GELITA MOORE 205 Shadowlawn Court Hermitage, Tennessee 37076
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	76-5-56

E 4691 I.T.

IDENTIF. REFERENCE

JAN 23 9 35 AM '78

(STATE OF TENNESSEE COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,900.00 Affiant Barry W. Moore

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of January, 1978

Thomas D. Gupton NOTARY PUBLIC

My Commission Expires Nov 22, 1980

AFFIX SEAL

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

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

Cash in hand paid by Barry W. Moore and wife, Gelita Moore, and other good and valuable considerations, receipt of which is hereby acknowledged.

JAN 23 78	CONV	33,900.00			
JAN 23 78	S'TAX		B*	88.14	
JAN 23 78	PR'FEE		B*	.50	
JAN 23 78	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 BARRY W. MOORE and wife, GELITA MOORE, 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. 51 on the Plan of Hidden Hill, of record in Book 4860, page 43, Register's Office for said County.

SAID Lot No. 51 fronts 50 feet on the northeasterly side of Shadowlawn Court and extends back 149.30 feet on the westerly line and 114.87 feet on the southeasterly line to a dead line in the rear which is a broken line measuring 197.26 feet thereon.

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, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to the following: (1) Restrictive covenant contained in instrument of record in Book 4938, page 337, said Register's Office; (2) Owner's certificate contained in plan of record in Book 4860, page 43, said Register's Office, showing a 30 foot minimum building setback line from Shadowlawn Court and a 10 foot easement for public utility and drainage purposes along the northerly line of said lot; (3) A 10 foot easement for public utility along the front lot line of premises as shown on said Plan; (4) An anchor easement partially in the southwest front corner of premises as shown on said Plan.

unimproved ( )
This is improved (X property, known as 205 (Number) Shadowlawn Court (Street), Hermitage (City), TEnnessee (State), 37076 (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 19th 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 (City), TENNESSEE (State)

this 19 day of JANUARY 19 78

NOV 12th 1980 (Comission 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)