WARRANTY DEED

BOOK 5415 PAGE 353

98 04/04 100.44- CHECK

FROM LARRY JONES AND GLORIA A. JONES , HIS WIFE, D\B\A REGENCY BUILDERS

ADDRESS NEW OWNER(S) AS FOLLOWS:	PHILLIP WADE DANE AND DEBORAH M. DANE , HIS WIFE 618 DEBBIE DRIVE HERITAGE, TENNESSEE 37076
SEND TAX BILLS TO:	FIRST AND MID-SOUTH MORTGAGE COMPANY P O BOX 2568 NASHVILLE, TENNESSEE 37219
PREPARED BY:	CLYDE PAUL HOLLAND 2016 PARKWAY TOWERS NASHVILLE, TENNESSEE 37219
MAP-PARCEL NOS:	76-5-68

F. 2. 2. 1. 4. 8.

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IDENTIF. REFERENCE

APR 4 2 21 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

{STATE OF TENNESSEE COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,900.00 Affiant Phillip Wade Dane

SUBSCRIBED AND SWORN TO BEFORE ME THIS APRIL DATE 1979

NOTARY PUBLIC

COMMISSION EXPIRES

AFFIX SEAL

CLYDE PAUL HOLLAND NOTARY PUBLIC DAVIDSON COUNTY, TENN.

FOR AND and IN CONSIDERATION OF the sum of ----------TEN DOLLARS AND NO\100------

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

CASH IN HAND PAID BY PHILLIP WADE DANE AND DEBORAH M. DANE, HIS WIFE AND OTHER GOOD AND VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED

LARRY JONES AND GLORIA A. JONES , HIS WIFE, D\B\A REGENCY BUILDERS

GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

PHILLIP WADE DANE AND DEBORAH M. DANE , HIS WIFE

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. 63 ON THE PLAN OF HIDDEN HILL, OF RECORD IN BOOK 4860, PAGE 43, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT AN IRON PIN IN THE SOUTHERLY MARGIN OF ROWENA DRIVE, THE NORTHEASTERLY CORNER OF SAID LOT NO. 63; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY MARGIN OF ROWENA DRIVE 98.08 FEET TO AN IRON PIN; THENCE SOUTHWESTERLY AROUND THE CURVE WHICH FORMS THE INTERSECTION OF THE SOUTHERLY MARGIN OF ROWENA DRIVE WITH THE EASTERLY MARGIN OF DEBBIE DRIVE A DISTANCE OF 39.27 FEET TO AN IRON PIN IN THE EASTERLY MARGIN OF DEBBIE DRIVE; THENCE SOUTHEASTERLY ALONG THE EASTERLY MARGIN OF DEBBIE DRIVE 74.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT NO. 63; THENCE SOUTHEASTERLY 151.07 FEET TO AN IRON PIN; THENCE NORTHWESTERLY 124.61 FEET TO THE SOUTHERLY MARGIN OF ROWENA DRIVE, THE POINT OF BEGINNING.

BEING A PORTION OF THAT PROPERTY CONVEYED TO LARRY JONES, D/B/A REGENCY BUILDERS BY DEED FROM JOHN HINSON, TRUSTEE, OF RECORD IN BOOK 5265, PAGE 356, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND MATTERS OF PUBLIC RECORD, INCLUDING TAXES FOR THE YEAR 1979 AND SUBSEQUENT YEARS.

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unimproved ( )
This is improved (X) property, known as 618 DEBBIE DRIVE, HERMITAGE, TENN. 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 PHILLIP WADE DANE AND DEBORAH M. DANE, HIS WIFE THEIR heirs, successors and assigns, forever.

AND WE do covenant with the said PHILLIP WADE DANE, AND DEBORAH M. DANE, HIS WIFE 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, LARRY JONES AND GLORIA A. JONES, HIS WIFE, D\B\A REGENCY BUILDERS 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 PHILLIP WADE DANE AND DEBORAH M. DANE + HIS WIFE THEIR heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS OUR hand S this 2ND day of APRIL 19 79

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

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 2nd day of April 19 79

8-18-81
Comission Expires

Notary Public

(AFFIX SEAL)

LYLE P. HOLLAND NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

{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)

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5415 PAGE 355

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			36900.00-	CO
			95.94	CO TX
			.50	PRFEE
			4.00	WDEED
				CHECK 100.44-
			3498A04/04/79	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 2. 2. 1. 4. 8.

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IDENTIF. REFERENCE

APR 4 2 21 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 674941