OFFICIAL RECEIPT

WARRANTY DEED

BOOK 5015 PAGE 649

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,548.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF February, 1983

Notary Public

MY COMMISSION EXPIRES: Oct 20, 1985

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J & B INVESTMENTS (NAME)	BAILEY MORTGAGE COMPANY (NAME)	76-5
532 St. Paul Dr. (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 1389 (STREET ADDRESS)	Par. 4
Hermitage, Tn. 37076 (CITY) (STATE) (P. O. ZIP)	JACKSON, MS. 39205 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CHARLES W. THOMAS, JR. AND WIFE, PEGGY G. THOMAS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J & B INVESTMENTS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 3 ON THE PLAN OF HIDDEN HILL, OF RECORD IN BOOK 4860, PAGE 43, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 3 FRONTS 92.53 FEET ON THE SOUTHERLY SIDE OF HIDDEN HILL DRIVE AND EXTENDS BACK 163.56 FEET ON THE WESTERLY LINE AND 150 FEET ON THE EASTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 140 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO CHARLES W. THOMAS, JR. AND WIFE, PEGGY G. THOMAS BY DEED FROM LARRY JONES D/B/A REGENCY BUILDERS AND WIFE, GLORIA A. JONES AS OF RECORD IN BOOK 5513, PAGE 496, SAID REGISTER'S OFFICE.

THE GRANTEES HEREIN ASSUME AND PROMISE TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN FAVOR OF BAILEY MORTGAGE COMPANY, SAID REGISTER'S OFFICE.

THE ESCROW ACCOUNT AS IT RELATES TO THIS PROPERTY IS HEREBY TRANSFERRED TO THE GRANTEES, AS IS THE HAZARD INSURANCE.

unimproved ( )
This is improved (X) property, known as 705 HIDDEN HILL DRIVE, HERMITAGE, TN. 37076
(House Number) (Street) (P. O. Address) (City or Town) (Postal 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 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, unless otherwise herein set out; and we do 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 and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness OUR hand S this 11th day of FEBRUARY, 1983

Charles W. Thomas, Jr.
CHARLES W. THOMAS, JR.

Peggy G. Thomas
PEGGY G. THOMAS

PREPARED FROM INFORMATION ~~AND DOCUMENTS PROVIDED BY~~ THE PARTIES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6015 PAGE 650

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named CHARLES W. THOMAS, JR. AND WIFE, PEGGY G. THOMAS

the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, TN. this day of FEBRUARY, 19 83

Commission Expires OCT 20, 1985

Notary Public

STATE OF
County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared and , with whom I am personally acquainted and who upon { his oath / their several oaths } acknowledged { himself / themselves } to be the and respectively of the the within named bargainor, a corporation, and that { he / they } as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such .

WITNESS my hand and official seal at office at on this the day of , 19

My commission expires

Notary Public

H34224

IDENTIF. REFERENCE

MAR 4 1 23 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

WARRANTY DEED

FROM
CHARLES W. THOMAS, JR. ET UX

TO
J & B INVESTMENTS

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6015 PAGE 651

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			46578.00-	CO
			121.16	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	127.66-
			1014A03/04/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H34224

IDENTIF. REFERENCE

MAR 4 1 23 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 933051