BOX 15

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF May 19 87

Notary Public

MY COMMISSION EXPIRES June 5, 1989

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Larry L. Westbrook, Attorney P. O. Box 150349, Nashville, Tennessee 37215

NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| David H. Sewell (NAME) | Mortgagee: Investors Federal Savings Bank (NAME) | 148-1 #10 |
| 3709 Turley Drive (STREET ADDRESS OR ROUTE NUMBER) | 109 Walton Ferry Road (STREET ADDRESS) | 5D,U-3014 |
| Nashville, TN. 37211 (CITY) (STATE) (P O ZIP) | Hendersonville, Tn 37075 (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, J & J Builders, a Joint Venture

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David H. Sewell and wife, Beth B. Sewell

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. 158 on the Plan of Hillbook Section 3, as of record in Plat Book 3300, Page 84, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to J & J Builders, a Joint Venture by deed from James Edward Allen and wife, Reba Arlene Allen of record in Book 7029, page 790, Register's Office for Davidson County, Tennessee.

25930

IDENTIFIER REFERENCE

MAY 14 1 23 PM '87

FELIX A. ... DAVIDSON COUNTY, TN

unimproved ( )
This is improved ( X ) property, known as 3709 Turley Drive, Nashville, TN. 37211
(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 his hand this 12th day of May, 19 87

J & J Builders, a Joint Venture

By: [signature] - Partner

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor___, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Larry N. Westbrook, a Notary Public within and for the State and County aforesaid, personally appeared Michael L. Joyce and _____ with whom I am personally acquainted* and who upon (this oath) (himself) acknowledged (~~herself~~) to be the Partner and _____ respectively of the J & J Builders, a Joint Venture the within named bargainor, a corporation, and that (he ) as such Partner (~~she~~) and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Michael L. Joyce as such, Partner, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 12th day of May, 19 87.

My commission expires June 5, 1989

Larry N. Westbrook
Notary Public

*(or proved to me on the basis of satisfactory evidence)

WARRANTY DEED

FROM
J & J Builders, a Joint Venture

TO
David H. Sewell and wife, Beth B. Sewell

Compliments of
**Chicago Title Insurance Company**
First Floor – First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 76500.00- CAMT. | |
| | | | 241.20 CSTAX | |
| | | VD | 241.20- CSTAX | |
| | | | 214.20 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 220.70- |
| 7233A | 05/14/87 | | BAL | .00 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

25930

IDENTIFI REFERENCE

MAY 14 1 25 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 81777