Box 23

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Address New Owner as follow:	Send tax bills to:	Map & Parcel
Bernard Jones et ux 1000 Carriage Way Ct. Hermitage, TN 37076	New Owner	Map 86-269 1 4D 306

WARRANTY DEED

FOR AND IN CONSIDERATION 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, Frederick Jerome Jacobs and wife, Tarvis Marie Jacobs, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said Bernard Jones and wife, Sheila Jones, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Jackson's Retreat, Phase I, Section II, as of record in Book 5200, pages 334 and 335, Register's Office for Davidson County, Tennessee.

Said Lot No. 1, being a corner lot, fronts 70 feet on the westerly margin of Carriage Way Court and fronts 100.77 feet on the southerly margin of Old Lebanon Dirt Road, said frontages being joined by a curve which measures 39.27 feet; the southerly line of Lot No. 1 extends back 128.25 feet and intersects the westerly line which measures 95.69 feet thereon.

Being the same property conveyed to Frederick Jerome Jacobs and wife, Tarvis Marie Jacobs, by deed from Randall Phillips Builders, Inc. of record in Book 5848, page 639, Register's Office for said County.

This property is conveyed subject to any and all existing restrictions and easements of record. This instrument was prepared from information furnished by the Grantors.

This property is further conveyed subject to the terms and conditons of Jackson's Retreat Homeowners' Association of record in Book 5745, page 283, Register's Office for said County.

Grantees herein jointly and severally hereby assume and covenant to perform all the terms and conditions of the obligations set forth in that certain promissory note executed by Frederick Jerome Jacobs and wife, Tarvis Marie Jacobs, and delivered to Commerce Union Bank in the principal amount of Fifty Four Thousand Eight Hundred Fifty and No/100 ($54,850.00) Dollars, dated February 3, 1982, and that certain deed of trust securing said promissory note of even date therewith, upon the property conveyed in the deed, which deed of trust is of record in Book 5848, page 642, Register's Office of Davidson County, Tennessee, including, but not limited to, the obligation to repay the debt.

This property is made subject to all applicable local government planning, building and zoning regulations.

CHECK

This is improved property known as 1000 Carriage Way Court, Hermitage, TN.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Bernard Jones and wife, Sheila Jones, their heirs and assigns forever.

07/23 15:14

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good right to convey it and that the same unencumbered, unless otherwise herein set out.

AND GRANTORS DO further covenant and bind themselves, their heirs and

assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 20th day of July, 1984.

Frederick Jerome Jacobs

Tarvis Marie Jacobs

IDENTIF. REFERENCE

JUL 23 10 22 AM '84

FELIX A. WILSON II, REGISTER
DAVIDSON COUNTY, TN

I-3796

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frederick Jerome Jacobs and wife, Tarvis Marie Jacobs, the within named bargainors with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 20th day of July, 1984.

NOTARY PUBLIC

My commission expires: 4/17/88.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $61,374.25.

Affiant

Subscribed and sworn to before me this the 20th day of July, 1984.

NOTARY PUBLIC

My commission expires: 4/17/88.

This instrument was prepared by:
TOM G. COLEMAN, JR., ATTORNEY
Coleman Real Estate Closing Service, Inc.
9000 East Church Street
Brentwood, TN 37027

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6343 PAGE 564

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

61374.25- CAMT.
159.64 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 166.14-
5778A07/23/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 37961

IDENTIF. REFERENCE

JUL 23 10 22 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0054771