*This Instrument Prepared By:* Mail
*ROBERT L. CALLIS, ATTORNEY AT LAW*
*2745 N. Mt. Juliet Road*
*P. O. Box 726*
*Mt. Juliet, TN 37122-0726*
*(615) 758-5832*

BOOK 8270 PAGE 709

ADDRESS NEW OWNER:
JOHN M. JONES and TERI JONES
115 Brooke Castle Drive
Hermitage, TN 37076

SEND TAX BILL:
*To Mortgagee*

MORTGAGEE:
Fidelity Federal Bank
401 Union Street
Nashville, TN 37219

MAP AND PARCEL:
MAP 075
PARCEL 08-0-A
900

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, JAMES FLOYD BRYEE HAWKS and wife, WILLIE D. HAWKS hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JOHN M. JONES and wife, TERI JONES, 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:

> A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 115 in a Horizontal Property Regime as shown on the condominium site Plan of Brooke Castle Condominiums, as of record in Plat Book 6250, Page 627, and as amended in Plat Book 6250, Page 691, and by Surveyor's Certificate of Correction record in Book 6680, Page 905, and re-recorded in Book 6727, Page 762, all in the Register's Office of Davidson County, Tennessee.
>
> Being the same property conveyed to James Floyd Bryee Hawks and wife, Willie D. Hawks by deed of record in Book 7497, Page 748, Register's Office of Davidson County, Tennessee.

This is improved property known as Brooke Castle Condominimuns, Unit 115, 115 Brooke Castle Drive, Hermitage, TN 37076.

This conveyance is made subject to the following:

1. All restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.
2. Setback lines, owners certificate, easements, and other encumbrances contained in the Plan of Brooke Castle Condominium of record in Plat Book 6250, Page 627, and as amended in Plat Book 6250, Page 691, and by Surveyor's Certificate of Correction of record in Book 6680, Page 905, and re-recorded in Plat Book 6727, Page 762, all in the Register's Office of Davidson County, Tennessee.
3. All the provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 64-2701 et seq. of the Tennessee Code Annotated and the By-Laws of the administration thereof, all restrictions, easements, etc., rights and interest in favor of other unit owners; options, burdens, assessments and undertakings etc. contained in the Master Deed of record in Book 6519, Page 747, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JOHN M. JONES and wife, TERI JONES, their heirs and assigns, forever; and we, JAMES FLOYD BRYEE HAWKS and wife, WILLIE D. HAWKS 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 31st day of December, 1990. BOOK 8270 PAGE 710

JAMES FLOYD BRYEE HAWKS

WILLIE D. HAWKS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named JAMES FLOYD BRYEE HAWKS and wife, WILLIE D. HAWKS the 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 31st day of December, 1990.

NOTARY PUBLIC

My Commission Expires: May 16, 1993

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 41,000.00.

AFFIANT

Subscribed and sworn to before me this 31st day of December, 1990.

NOTARY PUBLIC

My Commission Expires: May 16, 1993

84023

IDENTIF. TREFERENCE

JAN 7 1 44 PM '91

FELIX A. ... REGISTER
DAVIDSON COUNTY TN.

3129 01/07 0101 03CHECK 142.30

**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 8270 PAGE 711

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

CAMT 41000.00
CON TX 135.30
PRFEE 1.00
WDEED 6.00
TOTAL 142.30
CHECK 142.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/07/91 01 13:43 0001 3129

84023

IDENTIF. TREFERENCE

JAN 7 1 44 PM '91

FELIX Z. WILSON II Register
DAVIDSON COUNTY TN.

No. 387029