Box 38 JPS

This Instrument Was Prepared By:
George E. Mudter, Jr., Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

BOOK 8648 PAGE 872

Address New Owner(s):
Secretary of Housing
and Urban Development
251 Cumberland Bend Drive
Suite 200
Nashville, TN 37228-1803

Send Tax Bills to
New Owner

Tax Information:
Map: 53-9
Parcel: 101

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, including the full cancellation and satisfaction of the indebtedness described in and secured by a Deed of Trust of record in Book 7888, page 875, Register's Office for Davidson County, Tennessee, the receipt of which is hereby acknowledged, BRADFORD L. JONES, JR. and wife, PAMELA M. JONES, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to SECRETARY OF HOUSING AND URBAN DEVELOPMENT, his successors and/or assigns, (the "Grantee"), its successors, heirs and assigns, all that tract or parcel of land described on Exhibit "A" hereto.

This is improved property located at 1415 Apache Lane, Madison, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors, heirs and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of May, 1992.

BRADFORD L. JONES, JR.

PAMELA M. JONES

18233

IDENTIF. REFERENCE

JAN 10 12 20 PM '92

REGISTER'S OFFICE

STATE OF ~~TENNESSEE~~ Mississippi)
)
COUNTY OF Warren)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bradford L. Jones, Jr. with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of May, 1992.

Karen R. Atkins
Notary Public

My Commission Expires August 8, 1994

My Commission Expires: _____

STATE OF ~~TENNESSEE~~ Mississippi)
)
COUNTY OF Warren)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Pamela M. Jones, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of May, 1992.

Karen R. Atkins
Notary Public

My Commission Expires: _____

STATE OF ~~TENNESSEE~~ Mississippi) TENNESSEE
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 74,457.27.

Jan P. Shearer

Sworn to and subscribed
before me this 10th day
of June, 1992.

Notary Public

My Commission Expires:

5:MJP042792B.vj

Land in Davidson County, Tennessee, being lot No. 64-B on the plan of Zone Lot Division, Lots 63 and 64, Phase II, Kimbolton, of record in Plat Book 6900, page 934, Register's Office for Davidson County, Tennessee.

Said Lot No. 64-B fronts 41.86 feet on the northerly margin of Apache Lane and extends back 172.51 feet on the northwesterly line and 150.96 feet on the southeasterly line to a dead line in the rear measuring 50.0 feet thereon.

Being the same property conveyed to Bradford L. Jones, Jr. and wife, Pamela M. Jones, by deed from Phillips Builders, Inc., of record in Book 7888, page 872, Register's Office for Davidson County, Tennessee.

EXHIBIT A

1. Taxes for the year 1992, a lien not yet due and payable.

2. Subject to Restrictive Covenants contained in instrument of record in Book 7464, page 969; first amendment of record in Book 7470, page 126; and second amendment of record in Book 7799, page 50; and the Plat of record in Book 6900, page 934, all in the Register's Office for Davidson County, Tennessee.

3. The Plan of record in Plat Book 6900, page 934, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate; a 10-foot easement for utility and drainage purposes along the rear line; and a 2.5 X 30-foot utility anchor easement along the southerly most front corner of said lot.

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EXHIBIT B