6th 41

WARRANTY DEED BOOK 9014 PAGE 343

FROM: Haynes Development Corporation, a Tennessee Corporation, ~~Guarantor~~ Grantor

TO: Thomas W. Jacobs, and J. Kenneth Jacobs, Grantees

This instrument was prepared by:
Robert N. Buchanan III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
201 Fourth Avenue North
Nashville, Tennessee 37219

Address New Owner(s) as Follows:

4002 Sunnybrook Drive
Nashville, Tn 37205

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes

Map-Parcel Numbers

130-3-89.00

Field Book Numbers

Atlantic Coast Mtg.
12700 Fairlakes Cir.
Fairfax, VA 22033

7 DA-33755

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Forty-Five Thousand Dollars ($245,000).

Thomas W. Jacobs
Affiant

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

SUBSCRIBED AND SWORN TO before me, this the 13th day of July, 1993.

Notary Public

My Commission Expires: 7/27/96

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10), and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, Haynes Development Corporation, a Tennessee corporation, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Thomas W. Jacobs and J. Kenneth Jacobs as joint tenants with rights of survivorship, Grantees, their heirs, successors, 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. 25 on the Map of a resubdivision of part of Royal Oaks as of

record in Book 1424, page 31, Register's Office for said County.

Said Lot No. 25 fronts 165 feet on the northerly side of Sunnybrook Drive and runs back 279.8 feet on the easterly line and 271.3 feet on the westerly line to a dead line measuring 165 feet thereon.

Being the same property conveyed to Haynes Development Corporation, a Tennessee corporation, by deed from Luella Mae Rodgers, a widow, of record in Book 7647, page 823, Register's Office for Davidson County, Tennessee.

This is improved property, known as 4002 Sunnybrook Drive, Nashville, Tennessee 37215.

This conveyance is expressly made subject to the following:

1. The lien for 1993 taxes which have been prorated and will be paid by Grantees.

2. Restrictive covenants of record in Book 1557, page 558, said Register's Office.

3. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4147, page 398, Register's Office for Davidson County, Tennessee.

4. Said property is subject to a charge of $100.00 for a water tap as set out in an agreement of record in Book 1530, page 367, Register's Office for Davidson County, Tennessee.

5. All easements, conditions and other matters shown on the Plan of Record recorded in Book 1424, page 31, said Register's Office.

6. Matters in the Agreement Dealing with Boundary Line executed by Grantor, Grantees and others of even date herewith.

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, successors, and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, their heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns against the lawful claims of all persons

whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness the signatures of Grantor's duly authorized representative hand this 13th day of July, 1993.

HAYNES DEVELOPMENT CORPORATION,
a Tennessee corporation

By: Gary Haynes
Gary Haynes, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Margaret C. Whitmore, a Notary Public of said County and State, personally appeared GARY HAYNES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of HAYNES DEVELOPMENT CORPORATION, the within named bargainor, a corporation, and that GARY HAYNES as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at Office in Nashville, this 13th day of July, 1993.

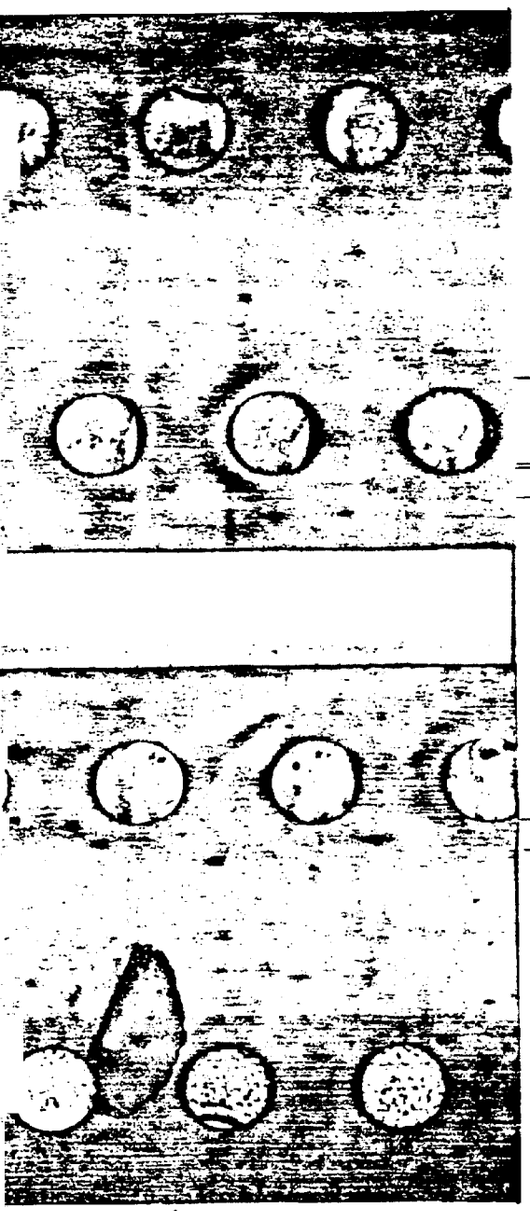
Margaret C. Whitmore
Notary Public

My Commission Expires: 4/23/94

40978
IDENTIF. & REFERENCE

93 JUL 14 PM 3:53
FELIX Z. DIXON, III REGISTER
DAVIDSON COUNTY, TN.

3814 07/14 0101 03CHECK 919.50



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

RECEIVED OF _____

FOR _____

BOOK 9014 PAGE 352

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

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

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 245000.00
				CON TX 906.50
				PRFEE 1.00
				WDEED 12.00
				TOTAL 919.50
				CHECK 919.50
			07/14/93 01	15:54 0001 3814

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40978
IDENTIF. & REFERENCE

93 JUL 14 PM 3:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 674228