BOOK 9244 PAGE 487

PICK-UP

94 FEB -8 AM 10:16

REGISTER
DAVIDSON COUNTY, TN

16059

IDENTIFICATION REFERENCE

THIS INSTRUMENT PREPARED BY:
STEWART BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

JAMES O. JONES AND WIFE,
MARY W. JONES
621 ELLEN DRIVE
Goodlettsville Tn 37072

SEND TAX BILLS TO:

SAME

MAP/PARCEL NUMBER:

MAP 43-11, PARCEL 44

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $19,500.00

AFFIANT

Subscribed and sworn to me, this the 11TH day of JANUARY, 1994.

DENISE C. ALLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Denise C. Allis
Notary Public
My commission expires: 5-11-96

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, JAMES ELTON HUMPHREY AND WIFE, SARAH HUMPHREY, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said JAMES O. JONES AND WIFE, MARY W. JONES, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as 210 MYATT DRIVE, MADISON, DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, WE

covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

JAMES HUMPHREY AND JAMES HUMPHREY, JR. are one and the same person.

WITNESS OUR HANDS this 11TH day of JANUARY, 1994.

JAMES HUMPHREY

SARAH HUMPHREY

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES HUMPHREY AND WIFE, SARAH HUMPHREY, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 11TH day of JANUARY, 1994.

Denise C. Allis
notary public

My commission expires: 5-11-96

DENISE C. ALLIS NOTARY PUBLIC STATE OF TENNESSEE

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 25 on the unrecorded Map of the Resubdivision of Lots 1 and 13 of Anderson Estates, Section One, and described according to a survey made by Anderson & Gee, Surveyors, August 6, 1946, as follows:

Beginning at a point in the west margin of Myatt Drive, at the corner of Lots 24 and 25; thence with the line between said lots, westerly 136 feet to a corner of Lots 76 and 77; thence with the line between Lots 25 and 76, northerly 65 feet to a corner of Lots 75 and 76; thence with the line between Lots 25 and 26, easterly 136 feet to the west margin of Myatt Drive; thence with the margin of the same, southerly 65 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM is the property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Book 4354, page 183, said Register's Office, described as follows:

Beginning at a point in the present westerly right-of-way line of Myatt Drive at the southeast corner of the Inman Lands; thence westerly along the southerly line of the Inman Lands, 4 feet to the new proposed westerly right-of-way line of Myatt Drive; thence northerly along the new proposed right-of-way line of Myatt Drive, 65.2 feet to a point in the northerly property line of the Inman Lands; thence easterly along the northerly property line of the Inman Lands; 7 feet to Inman's northeast corner; the same being in the present westerly right-of-way line of Myatt Drive; thence southerly along the present right-of-way line of Myatt Drive, 65 feet to the point of beginning and containing325 square feet.

Being the same property conveyed to Mr. and Mrs. James Elton Humphrey by Warranty Deed from Bonnie M. Searcy Inman, of record in Book 4425, page 636, Register's Office for Davidson County, Tennessee.

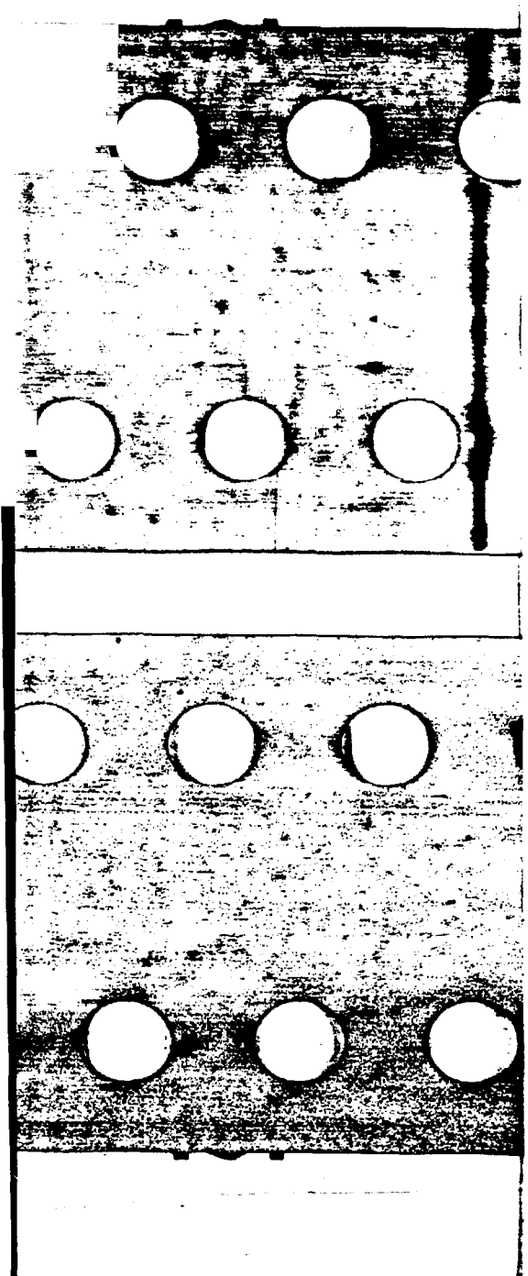
3724 02/08 0101 03CHECK 85.15

EXHIBIT 'B'

1. Real property taxes for 1994 and all future years.

2. Unrecorded easements for roads and utilities, if any.

3. Restrictions contained in Deed of record in Book 2138, page 248, Register's Office for Davidson County, Tennessee.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9244 PAGE 490

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

CAMT 19500.00
CON TX 72.15
PRFEE 1.00
WDEED 12.00
TOTAL 85.15
CHECK 85.15

02/08/94 01 10:16 0001 3724

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16059
IDENTIF. ↑ REFERENCE

94 FEB -8 AM 10: 16

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.754480