THIS INSTRUMENT PREPARED BY:
P. V. JACKSON III, Attorney
221 4th Avenue, North
5th Floor
Nashville, Tennessee 37219

BOOK 9379 PAGE 319

**WARRANTY DEED**

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL #: |
|---|---|---|
| B&D Venture<br>800 Sawyers Bend Court<br>Franklin, TN 37064 | Same | 155-2-A / 34 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $ 34,000.00.

AFFIANT

Subscribed and sworn to before me this 15 day of June 1994.

NOTARY PUBLIC
My Commission Expires:
MY COMMISSION EXPIRES MAY 25, 1996

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE CHERYL L.

For and in consideration of the sum of Thirty-Four Thousand and 00/100 ($ 34,000.00), the receipt of which is hereby acknowledged, the undersigned Grantor, Jeff G. Jones, an unmarried person, has bargained and sold and does hereby transfer and convey unto the Grantee, B&D Venture, hereinafter referred to as Grantee, and to the said Grantee's (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows, to-wit:

> Being Lot No. 34 on the Plan of Montcastle Estates of record in Book 6900, pages 326 and 327, Register's Office for Davidson County, Tennessee, to which reference is hereby made, together with an undivided interest in the common interest of Montcastle Estates, all as described in said reference, described according to the survey of Anderson-Delk and Company dated June 8, 1987.
>
> Being part of the same property conveyed to Jeff G. Jones by deed from Wallace E. Williams and wife, Mary Castleman Williams, of record in Book 7070, Page 37, said Register's Office.

As part of the consideration for this transfer, Grantee agrees to be bound by the terms, covenants, and restrictions set forth in the Declarations of Covenants, Conditions and Restrictions for Montcastle Estates, of record in Book 7170, page 926, as amended in Book 7260, page 295, said Register's Office.

Further, this conveyance is made subject to 1994 taxes, which have been prorated and adjusted as of the date hereof, based upon Buyer's purchase price.

This is unimproved property known as Lot No. 34, Montcastle Estates, Poplar Creek Road, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantor, to the said Grantee and the said Grantee's heirs and assigns forever. Grantor covenants that he 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 for taxes for the year 1994. Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, and to the said Grantee's successors, heirs and assigns, against the lawful claims of all persons.

Witness Grantor's signatures this 15th day of June, 1994.

JEFF G. JONES

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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

Witness my hand and official seal at Nashville, Tennessee this 15th day of June, 1994.

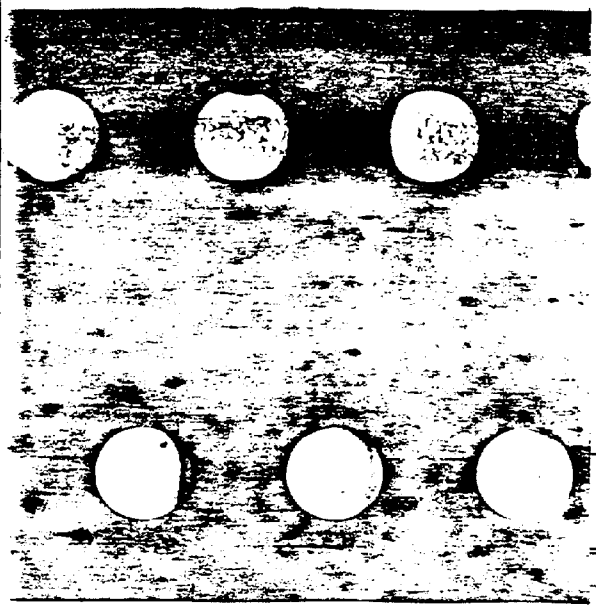
NOTARY PUBLIC

61385
IDENTIF. + REFERENCE

94 JUN 15 PM 3:26

FELIX Z. REGISTER
DAVIDSON COUNTY, TN.

5453 06/15 0101 03CHECK 134.00



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

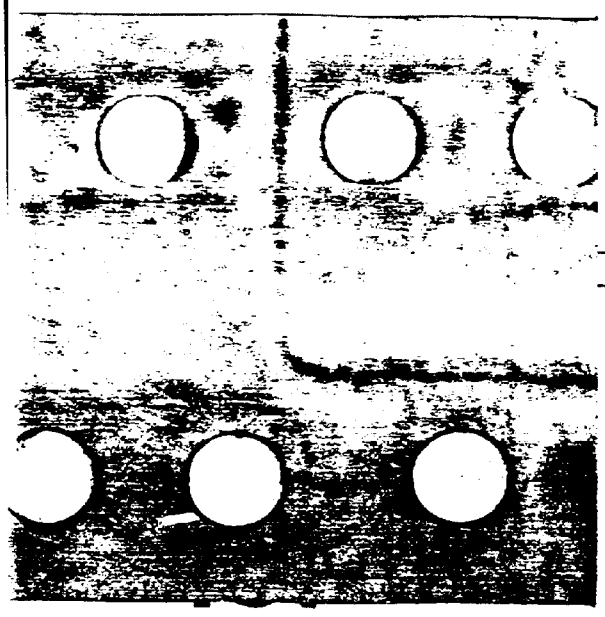
**RECEIVED OF** _____

**FOR** _____

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| | | |
|---|---|---|
| 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 34000.00
CON TX 125.80
PRFEE 1.00
MTGED 8.00
TOTAL 134.80
CHECK 134.80

06/15/94 01 15:27 0001 6453

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

61385
IDENTIF. ↑ REFERENCE

94 JUN 15 PM 3:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 803196