This instrument prepared by:
THOMAS N. JONES, ATTORNEY
339 Main Street
Franklin, TN 37064

BOOK 9670PG 26

BK 1285 PG 605

| NEW OWNER: | SEND TAX BILL TO: | MAP & PARCEL: |
|---|---|---|
| Teresa A. Richardson<br>Kenneth W. Carson<br>2724 Parkdale Drive<br>Nashville, TN | CTX Mortgage Company<br>5200 Maryland Way, Suite 108<br>Brentwood, TN 37027 | 136-13-152 |

# WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **James R. Jones and Mary B. Jones, husband and wife,** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Teresa A. Richardson, unmarried, and Kenneth W. Carson, unmarried, as tenants in common with right of survivorship,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Park Dale Subdivision, of record in Book 6200, page 597, Register's Office for said County, to which reference is made for a more complete description.
>
> Being the same property conveyed to James R. Jones and Mary B. Jones, husband and wife by deed from Robert L. Lewis and wife,Linda N. Lewis of record in Book 8299, page 141, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 1995 Taxes are a lien, but not yet due and payable.
2. Restrictive covenants contained in instrument of record in Book 7472, page 531, Register's Office of Davidson County, Tennessee.
3. The Plan of record in Book 6200, page 597, said Register's Office.
4. Easements and right of way conveyed to Metropolitan Government of Nashville and Davidson County of record in Book 7597, page 719 and Book 7597, page 758, RODC, TN.
5. Easement for ingress and egress for private drive and maintenance agreement of record in Book 4299, page 606, and Book 7112, page 969, RODC, TN.

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 and assigns, forever;

AND WE COVENANT with the said Grantees that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This improved property is known as:

2724 Parkdale Drive, Nashville, TN

WITNESS OUR HANDS THIS 28th DAY OF April, 1995 IN FRANKLIN, TENNESSEE.

James R Jones
SELLER: James R. Jones

Mary B. Jones
SELLER: Mary B. Jones

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, **James R. Jones and Mary B. Jones,** the within named bargainor(s) with whom I am personally acquainted and who acknowledge that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 28th day of April, 1995 in Franklin, TN.

Cynthia B. Dietz
Notary Public

NOTARY PUBLIC AT LARGE TENN. WILLIAMSON CO.

My Commission Expires:

1/13/98

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $72,500.00.

Susan K. Richardson
AFFIANT

Sworn to and subscribed to me, the undersigned, this 28th day of April, 1995, in Franklin, Tennessee.

Cynthia G. Pitt
NOTARY PUBLIC

CYNTHIA G. PITT NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

MY COMMISSION EXPIRES:

1/13/98

State of Tennessee, County of WILLIAMSON
Received for record the 01 day of
MAY 1995 at 1:37 PM. (RECH 133827)
Recorded in official records
Book 1285 Page 605- 607
Notebook 54 Page 284
State Tax $ 268.34 Clerks Fee $ 1.00,
Recording $ 12.00, Total $ 281.34,
Register of Deeds SADIE WADE
Deputy Register PAM GREER

59932
IDENTIF. & REFERENCE

95 MAY 12 AM 8:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

0086 05/12 0101 03CHECK
12.00

TNJ/2428.9500/cw