*This Instrument Prepared By:*
*HAROLD REEVES, ATTORNEY P.C.*
*5111 Maryland Way, Ste. 205*
*Brentwood, TN 37027*
*(615) 221-0032*

10094 441

ADDRESS NEW OWNER:
Marshall L. Bailey
4609 Twinmont Court
Nashville, Tennessee 37215

SEND TAX BILL:
*To Owner*

MORTGAGEE:

MAP AND PARCEL:
MAP 131-9
PARCEL 30

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Thomas H. Jones and wife, Jo Ann Jones, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Bailey Homes, Inc. , hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 8 on the Plan of Seven Hills, Section III, as of record in Book 2663, Page 89, Register's Office for Davidson County, Tennessee.

BEGINNING at the southwest terminus of Twinmont Court at the corner of Lots 7 and 8, thence with the line between said lots southwesterly 464.1 feet to a point; thence S 83 deg 06 min. East 760.1 feet to a corner of Lot 9, thence with the line between Lots 8 and 9, northwesterly 406.5 feet to the southeast terminus of Twinmont Court; thence with the south terminus of the same westerly 40 feet to the point of beginning.

Being the same property conveyed to Thomas H. Jones and wife, JoAnn Jones, by deed from Patty Stephen Ratliff of record in Book 9998, Page 725, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to all matters of record in Book 2663, Page 89, Register's Office, Davidson County, Tennessee.

This is unimproved property known as 4609 Twinmont Court, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Bailey Homes, Inc., their heirs and assigns, forever; and we, Thomas H. Jones and wife, Jo Ann Jones do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

0195324
IDENTIFICATION REFERENCE

96 JUN 21 AM 11:24
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

Witness our hands this the 20th day of June, 1996.

10094 492

Thomas H. Jones

Jo Ann Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Thomas H. Jones and wife, Jo Ann Jones the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this the 20th day of June, 1996.

NOTARY PUBLIC

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires 5-23-98

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 180,000.00.

AFFIANT

Subscribed and sworn to before me this 20th day of June, 1996.

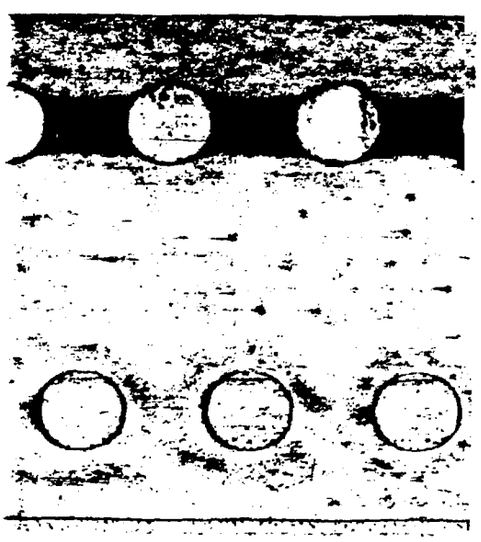
NOTARY PUBLIC

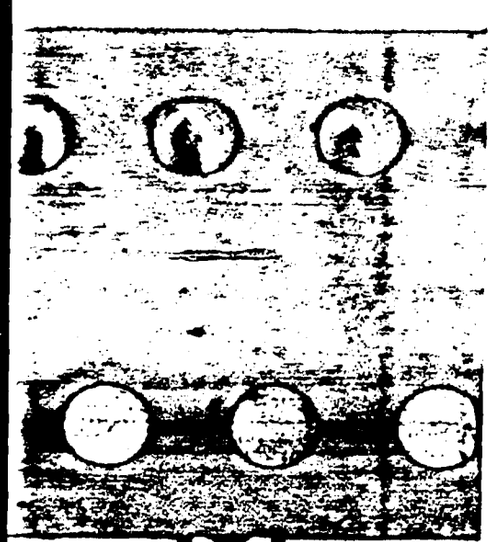
My Commission Expires:

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 5-23-98

5305 06/21 0101 03CHECK 675.00





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

RECEIVED OF _____

FOR _____

BOOK 10094 PG 493

| | | |
|---|---|---|
| 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 180000.00 |
| | | | | CON TX 666.00 |
| | | | | PRFEE 1.00 |
| | | | | MDEED 8.00 |
| | | | | TOTAL 675.00 |
| | | | | CHECK 675.00 |
| 06/21/96 | 01 | | | 11:27 0001 6305 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0195324
IDENTIF. ↑ REFERENCE

96 JUN 21 AM 11:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1054092