Bo4 36
PUB

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-8985

BOOK 10203 PG 171

WARRANTY DEED

Name and Address of New Owner: **Douglas C. Jones** **Mary Lucille Jones** **1001 Williams Way** **Old Hickory, Tennessee 37138**	
Send Tax Bills To: **New Owner**	
Street Address of Subject Property: **P/O Lot 222, Brandywine Pointe Blvd.** **Old Hickory, Tn 37138**	**Map-Parcel No:** **64-3-B** **Part of Parcel 35**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **BRANDYWINE POINTE PARTNERS, L.P.,** A Tennessee Limited Partnership, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **DOUGLAS C. JONES AND WIFE, MARY LUCILLE JONES** hereinafter called **"GRANTEES"** their successors and assigns, a certain tract or pracel of land in Davidson County, State of Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HEREWITH AND INCORPORATED HEREIN BY REFERENCE

Being part of the same property conveyed to Brandywine Pointe Partners, L.P., a Tennessee Limited Partnership, by deed of record in Book 8315, page 759, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. Declaration of Covenants, Conditions and Restrictions of record in Book 8676, page 589, as amended in Book 9010, page 627, Register's Office for Davidson County, Tennessee.

2. All matters shown on the Resubdivision of Lots 221, 222, & 223 on the Final Plat of Phase Three Section One Brandywine Pointe, as of record in Book 9700, page 181, said Register's Office.

3. 1996 Metropolitan Davidson County taxes which have been prorated between the parties and assumed by the Grantee.

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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, its successors 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.

WITNESS its hand this 29th day of August, 1996, by its duly authorized partner.

BRANDYWINE POINTE PARTNERS, L.P.,
A Tennessee Limited Partnership

BY: Brandywine Pointe Company,
A Tennessee Corporation,
Its General Partner

BY: _____
G. Keeling Turner, II
President

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared **G. Keeling Turner II,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged himself to be the president of Brandywine Pointe Company, a Tennessee corporation, and general partner of Brandywine Pointe Partners, L.P., a Tennessee Limited Partnership, the within named bargainor, and that as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of August, 1996.

_____
Notary Public

My Commission Expires: 11-20-96

TE OF TENNESSEE]

COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer $27,500.00.

Mary Ann Selley
Affiant

Subscribed and sworn to before me, this the 29th day of August, 1996.

P K Rauchamp
NOTARY PUBLIC

My commission expires: 11-20-96

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

IDENTIF. ↑ REFERENCE
02292 91

96 SEP 26 AM 9:00

DAVIDSON COUNTY, TN.

EXHIBIT "A"

BOOK 10203 PG 174

SURVEYOR'S DESCRIPTION
OF A PORTION OF LOT 222
BRANDYWINE POINTE
(Adjacent to Lot 221)

Being the southerly portion of Lot 222 on the Final Plat of Brandywine Pointe Phase Three, Section One, of record in Plat Book 7900, page 405, R.O.D.C., and being more particularly described as follows:

Beginning at an iron rod in the easterly right-of-way of Brandywine Pointe Boulevard at the northwesterly corner of Lot 221 on the aforementioned Final Plat of Phase Three Section One;

Thence with said easterly right-of-way as follows:

Northeasterly with a curve to the left 11.74 feet to an iron rod, said curve having a radius of 425.00 feet, a central angle of 1°35'00" and a chord of 11.74 feet at North 15°47'30" East; North 15°00'00" East, 40.56 feet to an iron rod;

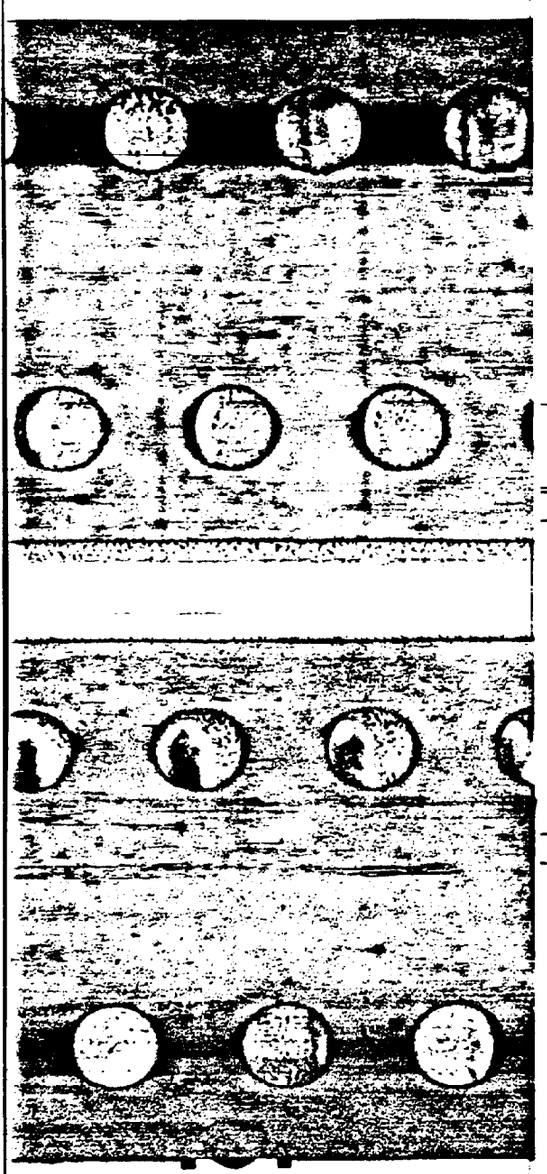
Thence South 69°29'34" East, 193.70 feet to an iron rod;

Thence South 4°33'00" West, 39.91 feet to an iron rod at the northeasterly corner of the abovementioned Lot 221;

Thence North 73°25'00" West, 200.28 feet to the beginning;

Containing 0.205 acre, more or less, and being a portion of property conveyed by deed to Brandywine Pointe Partners, L.P., of record in Book 8315, page 759, R.O.D.C., and being the southerly portion of Lot 222 on the Final Plat of Brandywine Pointe Phase Three, Section One, of record in Plat Book 7900, page 405, R.O.D.C.; said Lot 222 being abandoned by the Resubdivision of Lots 221, 222 and 223 on the Final Plat of Phase Three Section One, Brandywine Pointe, of record in Plat Book 9700, page 181, R.O.D.C. and the portion described herein being added to Lot 221.

2794 09/26 0101 03CHECK 118.75



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

RECEIVED OF _____

FOR _____

BOOK 10203 PG 175

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 27500.00
				CON TX 101.75
				PRFEE 1.00
				WDEED 16.00
				TOTAL 118.75
				CHECK 118.75
			09/26/96 01	09:01 0001 2794

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

D229291
IDENTIF. ↑ REFERENCE

96 SEP 26 AM 9:00

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1035192