This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

BOOK 10319 PG 897

ADDRESS NEW OWNER:
Mark S. Jones
523 Glen Echo Drive
Old Hickory, Tennessee 37138

SEND TAX BILL:
To Owner

MORTGAGEE:
Wilson Bank & Trust
623 West Main Street
Lebanon, Tennessee 37087

MAP AND PARCEL:
Map 119
Group
Parcel 60.17

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Roy R. Mead and wife, Lynda A. Mead**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Mark S. Jones**, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Wilson and Davidson Counties, State of Tennessee, described as follows, to wit:

> Land in Wilson and Davidson County, Tennessee, being Lot No. 2 on the unrecorded survey of the Odell Binkley, Jr., property by John D. McCormick, dated October 25, 1980, as revised November 15, 1980, more fully described as follows:
>
> Lot No. 2 fronts 162.8 feet along the easterly side of South Mount Juliet Road and extends back 1664.0 feet along the southerly side and 1696.0 feet along the northerly line to a line in the rear measuring 162.5 feet thereon.
>
> Being the same property conveyed to Roy R. Mead and wife, Lynda A. Mead by deed dated April 5, 1996, from Third National Bank in Nashville, as of record in Deed Book 384, page 839, Register's Office for Wilson County, Tennessee; said deed also having been recorded in the Register's Office for Davidson County, Tennessee in Book 8258, page 305.

This is improved property known as 6190 S. Mt. Juliet Road, Hermitage, TN 37076.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is also made subject to the effect, if any, of an easement for TVA transmission lines, as evidenced by an instrument of record in Deed Book 201, page 268, Register's Office for Wilson County, Tennessee, to which instrument reference is here made.

RECORDERS MEMO

Real property taxes for 1996 have been settled between the parties.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mark S. Jones, unmarried, his heirs and assigns, forever; and we, Roy R. Mead and wife, Lynda A. Mead, do covenant with the said Grantee 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 Grantee, his 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.

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

02642O2
IDENTIFICATION REFERENCE

97 JAN 15 AM 9:45
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Roy R. Mead
Roy R. Mead

Lynda Mead
Lynda A. Mead

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Roy R. Mead and wife, Lynda A. Mead, 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 Mt. Juliet, Tennessee, this the 20th day of December, 1996.

Patricia M. Surin
NOTARY PUBLIC
My Commission Expires: February 3, 1997

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 85,000.00.

Mark S. Jones
AFFIANT

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

Patricia M. Surin
NOTARY PUBLIC
My Commission Expires: February 3, 1997

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

BOOK 10319 PG 899

4849 01/15 0101 03CHECK 12.00

WILSON COUNTY, TENNESSEE
Received for recording the 24 day
of DEC, 1996 at 9:53 AM
Notebook 32 page 233
REC. FEE $ 8.00 REC#6712-002
STATE TAX $ 34.50 CONNIE McPEAK
REG. FEE $ 1.00 Deputy Register
RECORDED IN BK 449 PG 667
MARGIE TRICE, REGISTER OF DEEDS