188

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **21st** day of **August, 1997** between ALLEN E. JONES and CATHY ANITA JONES, HUSBAND AND WIFE, GRANTORs, and FAMILY AND CHILDREN'S SERVICE, A TN NOT-FOR-PROFIT CORPORATION, GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, ALLEN E. JONES and CATHY ANITA JONES, HUSBAND AND WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto FAMILY AND CHILDREN'S SERVICE, A TN NOT-FOR-PROFIT CORPORATION, hereinafter referred to as GRANTEE, its successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 107 CUDE LANE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, its heirs, successors and assigns forever. The GRANTORs covenant and agree with the said GRANTEE that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, its successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

Allen E Jones
ALLEN E. JONES
Signature of Seller

Cathy Anita Jones
CATHY ANITA JONES
Signature of Seller

97 AUG 22 AM 9:10
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

9692 08/22 0101 03CHECK 680.5

0340187
IDENTIF. ↑ REFERENCE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, ALLEN E. JONES and CATHY ANITA JONES, HUSBAND AND WIFE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **21st** day of **August, 1997.**

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

FAMILY AND CHILDREN'S SERVICE, A TN NOT-FOR-PROFIT CORPORATION
201 23RD AVENUE NORTH
NASHVILLE, TN 37203

Property Address:

107 CUDE LANE
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 34-2, PARCEL 44

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$175,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **21st** day of **August, 1997.**

Notary Public

My Commission Expires: 5/28/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Being Lot No. 3 on the Map of S.S. Koellein's unrecorded plan of lots and described according to a copy of a survey made by Cantrell, Connell & Morrison, Engineer, August 1955 as follows:

Beginning at a point in the northeasterly margin of Cude Lane at the corner of lots 3 and 4; thence with the line between said lots northeasterly 209.4 feet to the westerly line of Shepherd Hills, Section 1; thence with the line of the same northwesterly 100.1 feet to a point; thence southwesterly 208.8 feet to the margin of Cude Lane; thence with the margin of the same southeasterly 100 feet to the beginning.

Being the same property conveyed to ALLEN E. JONES and CATHY ANITA JONES, HUSBAND AND WIFE, by Deed from S.S. KOELLEIN AND WIFE, of record in Deed Book 5583, page 674, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1997 and subsequent years not yet due and payable (MAP 34-2, PARCEL 44, 1996 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 1154.31).

2. Unrecorded easements for roads and utilities, if any.

3. All matters set forth on the survey of Cantrell, Connell & Morrison, Engineers, dated August 1955.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10578 PG 166

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

CAP
175000.00
CON TX 647.50
PRFEE 1.00
MISCEL 12.00
TOTAL 660.50
CHECK 660.50

08/22/97 01 09:20 0001 9692

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0340187
IDENTIF. & REFERENCE

97 AUG 22 AM 9:10

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1189220