3

WARRANTY DEED

BOOK 10755 PG 758

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 113,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF December 19 97
Notary Public
MY COMMISSION EXPIRES: 3-3-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL A. FOX	CHURCHILL MORTGAGE CORPORATION	MAP 147-14
(NAME)	(NAME)	
676 Brewer Drive	761 Old Hickory Boulevard # 301	PARCEL 130
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood, Tennessee 37027	FB #06DU-65450
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MARION KEITH JONES AND WIFE, KELLY L. BARNES JONES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL A. FOX AND WIFE, XENNIE E. FOX

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:

LAND in Davidson County, Tennessee, being Lot No. 408 on the Plan of Candlestick Farms, Section IV, of record in Book 3600, Page 71, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Marion Keith Jones and Kelly L. Barnes, by Deed from Marion M. Allen, of record in Book 8350, Page 442, Register's Office for Davidson County, Tennessee. The parties having since married and Kelly L. Barnes now being Kelly L. Barnes Jones.

THIS conveyance is subject to restrictive covenants of record in Book 3811, Page 9678, and amended in Book 3822, Page 75, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

1447 01/13 0101 03CHECK 427.10

unimproved ( )
This is improved (X) property, known as 676 Brewer Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness our hand s this 31st day of December, 1997

MARION KEITH JONES

KELLY L. BARNES JONES

DCTN01WC

BOOK 10755 PG 759

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARION KEITH JONES AND WIFE, KELLY L. BARNES JONES

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this 31st day of December 19 97.

Commission expires 7/24/99

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires _____

Notary Public

0389576
IDENTIFICATION REFERENCE

98 JAN 13 AM 8:55

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

DCTN01WC

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10755 PG 760

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
113000.00
CON TX 418.10
PRFEE 1.00
WDEED 8.00
TOTAL 427.10
CHECK 427.10

01/13/98 01 08:54 0001 1447

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0389576
IDENTIF. # REFERENCE

98 JAN 13 AM 8:55

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

No. 1242099