BOOK 10890 PG 671

185

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 **17th** day of **April, 1998** between ANTHONY ALLEN, SR., UNMARRIED, GRANTOR, and RUSSELL JONES and GAYLE L. JONES, HUSBAND AND WIFE, GRANTEEs.

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, ANTHONY ALLEN, SR., UNMARRIED, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto RUSSELL JONES and GAYLE L. JONES, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, their 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 GRANTOR 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 3533 BRICK CHURCH PIKE, NASHVILLE, TN 37207.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their heirs, successors and assigns forever. The GRANTOR covenants and agrees with the said GRANTEEs that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds himself/herself/themselves, his/her successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of GRANTOR on the day and year first above written.

BY: Anthony Allen SR,
ANTHONY ALLEN, SR. Signature of Seller

5353 04/20 0101 03CHECK 168.40

0426720
IDENTIF. ↑ REFERENCE

98 APR 20 PM 1:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, ANTHONY ALLEN, SR., UNMARRIED, 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 **17th** day of **April, 1998.**

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

RUSSELL JONES and GAYLE L. JONES, HUSBAND AND WIFE and

Property Address:

3533 BRICK CHURCH PIKE
NASHVILLE, TN 37207

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 50-2, PARCEL 1

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 **$42,000.00** 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 **17th** day of **April, 1998.**

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'

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Willow Creek, Section I, of record in Plat Book 5200, page 629, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to ANTHONY ALLEN, SR., UNMARRIED, by Warranty Deed from REGAL GROUP, IV., of record in Book 8928, page 315, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

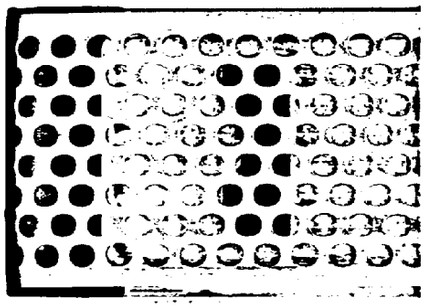
1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 50-2, PARCEL 1).

2. All matters as set forth on the Plan of record in Plat Book 5200, page 629, said Register's Office, which plan includes a 30-foot minimum building setback line from BRICK CHURCH PIKE and a 10-foot public utility and drainage easement along the north and east lot line.
3. Restrictive Covenants recorded in Deed Book 6217, Page 950, Register's Office for DAVIDSON County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10890 PG 674

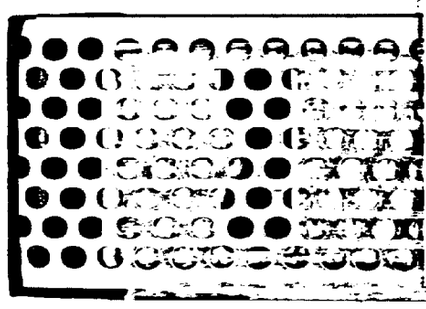
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 42000.00
CON TX 155.40
PRFEE 1.00
WDEED 12.00
TOTAL 168.40
CHECK 168.40

04/20/98 01 13:21 0001 5358

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0426720
IDENTIF. ↑ REFERENCE
98 APR 20 PM 1:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1281502