BOOK 10985 PG 692 Box 1

WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$130,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **15TH** DAY OF **JUNE, 1998.**

NOTARY PUBLIC AT LARGE — RUTHERFORD CO. — TENN.

Notary Public

MY COMMISSION EXPIRES: February 19, 2002.
(AFFIX SEAL)

~~My Commission Expires 2-19-2002~~

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frederick G. Jones	**Source One Mortgage Services Corporation**	**150-8-9**
(NAME)	(NAME)	
3448 Daisy Trail	**27555 Farmington Road**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Farmington Hills, MI 48334-3357**	
(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, **John W. Dean and wife Joyce F. Dean**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Frederick G. Jones and wife Sandra K.B. Jones**, 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. 296 on the Plan of The Country Section 7A of record in Plat Book 6750, Page 308, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to John W. Dean and wife Joyce F. Dean by deed of record in Book 6789, Page 267, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

3622 06/22 0101 03CHECK 490.00

unimproved ☐
This is improved ☒ property, known as **3448 Daisy Trail, Antioch, TN 37013**
(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.

IDENTIFICATION REFERENCE
98 JUN 22 AM 10:06
DAVIDSON COUNTY, TN.
04531184

Witness **my/our hand(s)** this **15th day of June, 1998**.

John W. Dean

Joyce F. Dean

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named the bargainor John W. Dean and wife, Joyce F. Dean, 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.

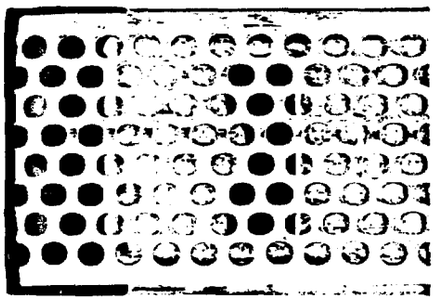
Witness my hand and official seal at Nashville, Tennessee, this 15th day of June, 1998.

Angela M. Lake
Notary Public

Commission expires:

ANGELA M. LAKE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.

My Commission Expires 2-19-2002



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

RECEIVED OF _____

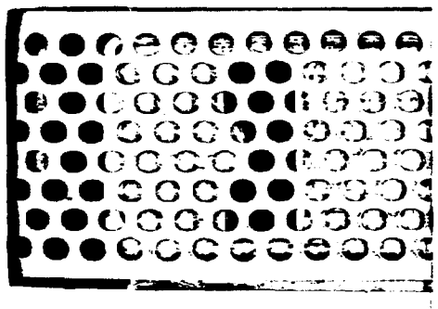
FOR _____

BOOK 10985 PG 694

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	
				130000.00
			CON TX	481.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	490.00
			CHECK	490.00
06/22/98	01		10:06 0001	3622

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



045184
IDENTIF. # REFERENCE

98 JUN 22 AM 10:06
REGISTER
DAVIDSON COUNTY, TN.

No. 1309451