40-A

WARRANTY DEED

BOOK 11022 PAGE 160

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 th DAY OF July, 19 98.

Notary Public

MY COMMISSION EXPIRES: 9/18/2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 600, 200 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tracy S. McGee (NAME)	CTX Mortgage Company (NAME)	MAP 127
8033 Charlotte Pike (ADDRESS)	P.O. Box 199000 (ADDRESS)	PARCEL 69
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Dallas, TX 75219-9000 (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, Lowell D. Jones and wife, Teresa C. Jones and Burton L. Jones and wife, Mitzi Jones

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tracy S. McGee and husband, William McGee, II

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:

SEE ATTACHED EXHIBIT "A"

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by the Grantee, and such limitations, restrictions and easements as may affect the premises.

98 JUL 15 PM 4:04
CLERK & MASTER
DAVIDSON COUNTY, TN.

0462928
IDENTIF. # REFERENCE

unimproved ( )
This is improved (X) property, known as 8033 Charlotte Pike, Nashville, Tennessee 37221
(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 15th day of July, 19 98

Lowell D. Jones by Jennifer Sturgis Atty In Fact* — Burton L. Jones by Jennifer Sturgis Atty In Fact*
Lowell D. Jones — Burton L. Jones

Teresa C. Jones by Jennifer Sturgis Atty In Fact* — Mitzi Jones by Jennifer Sturgis Atty In Fact*
Teresa C. Jones — Mitzi Jones

*by Jennifer Sturgis, Attorney-in-Fact pursuant to Limited Power of Attorney recorded simultaneously herewith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer Sturgis, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Lowell D. Jones and who acknowledged that she executed the same as the free act and deed of Lowell D. Jones.

Witness my hand and official seal this 15 day of July, 1998.

Notary Public

My Commission Expires: 9/18/99

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer Sturgis, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Teresa C. Jones and who acknowledged that she executed the same as the free act and deed of Teresa C. Jones.

Witness my hand and official seal this 15 day of July, 1998.

Notary Public

My Commission Expires: 9/18/99

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer Sturgis, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Burton L. Jones and who acknowledged that she executed the same as the free act and deed of ~~Burton~~ L. Jones.

Witness my hand and official seal this 15 day of July, 1998.

Notary Public

My Commission Expires: 9/18/99

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer Sturgis, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mitzi Jones and who acknowledged that she executed the same as the free act and deed of Mitzi Jones.

Witness my hand and official seal this 15 day of July, 1998.

Notary Public

My Commission Expires: 9/18/99

Exhibit "A"

Land in Davidson County, Tennessee, being in the Ninth (9th) Civil District of Davidson County, Tennessee, and more particularly described as follows, to wit:

Beginning on the southerly margin of Highway 70 at the northeast corner of the property conveyed to Tom hudson Company, by deed from Thomas Gaddes and wife:

Thence with the southerly margin of said Highway, North 75 deg. East 20 feet to a new corner;

Thence North 75 deg. East 155 feet to a point;

Thence South 13 deg. East 170 feet to a large persimmon tree;

Thence South 41 deg. East 225 feet to a stake on rock ledge, elm and ironwood pointers;

Thence South 75 deg. West 190 feet to a stake with small ask and poplar pointers;

Thence North 41 deg. West 215 feet to an iron stake;

Thence North 13 deg. West 280 feet to the beginning, according to a survey made by S.H. Hutchison on August 11, 1956.

Being the same property conveyed to Lowell D. Jones and wife Teresa C. Jones and Burton L. Jones and wife Mitzi Jones by deed from Todd S. Perry of record in Book 8568, page 777, Register's Office for Davidson County, Tennessee.

4068 07/15 01:01 03CHECK 322.10

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

RECEIVED OF _____

FOR _____

BOOK 11022 PAGE 163

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 83000.00
				CON TX 307.10
				PRFEE 1.00
				MDEED 12.00
				CFEE 2.00
				TOTAL 322.10
				CHECK 322.10
			07/15/98 01	16:07 0001 4068

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0462928
IDENTIF. A REFERENCE

98 JUL 15 PM 4:05

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No.1319763