WARRANTY DEED

BOOK 11148 PAGE 101

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 235,000.00

Thomas Stephen Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September 19 98

SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 2/1/2001

Mail

THIS INSTRUMENT WAS PREPARED BY:
SETCO, 5120 Virginia Way, Suite C22, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THOMAS STEPHEN JONES (NAME)	SAME - NEW OWNER (NAME)	MAP 42-6
706 FALCON DRIVE (ADDRESS)	(ADDRESS)	PARCEL 19
MADISON, Tennessee 37115 (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, R. B. DANIELS, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS STEPHEN JONES, UNMARRIED

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. 135, on the Plan of Bonnie Brae Subdivsion, Section 7, as of record in Plat Book 4860, page 104, Register's Office for Davidson County, Tennessee.

Said Lot No. 135 fronts 189.3 feet on the east side of Falcon Drive and extends back between lines 327.5 feet on the north line and 188.12 feet on the south line to a dead line in the rear on which it measures 235.59 feet.

Being the same property conveyed to R. B. Daniels and wife, Margaret Daniels, by deed from Dennis J. Davis and wife, Margaret W. Davis, of record in Book 6068, page 633, Register's Office for Davidson County, Tennessee. This conveyance is subject to the following: Taxes for 1999, a lien but not yet due and payable; Restrictive covenants in Book 5040, page 741, Book 8365, page 403, and Book 10768, page 668; Easement of record in Book 7814, page 552; and subject to all matters on the plan of record in Book 4860, page 104, Register's Office for Davidson County, Tennessee.

*SEE PAGE TWO CONTINUED

unimproved ( )
This is improved (X) property, known as 706 FALCON DRIVE, MADISON, Tennessee 37115
(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 my hand this 30th day of September 19 98

R. B. DANIELS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named R. B. DANIELS, UNMARRIED

the bargainor ____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 2nd day of September, 19 98.

Commission expires 3/21/2001

SCOTT BUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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____.

My commission expires ____

Notary Public

*CONTINUTED

The said R. B. Daniels having since divorced of record in the Circuit Court Clerk's Office for Davidson County, Tennessee Case #92D-2043.

Said Decree divested all right, title and interest in and into said property out of Margaret Daniels and vested absoultely in R. B. Daniels.

98 OCT -7 PM 2:40
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

0497531
IDENTIF. & REFERENCE

1041 10/07 0101 03CHECK 880-50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11148 PAGE 193

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	235000.00
CON TX	869.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	880.50
CHECK	880.50

10/07/98 01 14:42 0001 1041

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0497531

IDENTIF. # REFERENCE

98 OCT -7 PM 2:40

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1356295