0503812

IDENTIF. # REFERENCE

98 OCT 26 PM 1:51

REGISTER
DAVIDSON COUNTY, TN.

BOOK 11169 PAGE 772

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 **23rd** day of **October, 1998** between EUGENE A. LIGHT and AUDREY L. LIGHT, HUSBAND AND WIFE, GRANTORs, and MICHAEL L. JONES and NELLANNE E. 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, EUGENE A. LIGHT and AUDREY L. LIGHT, HUSBAND AND WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto MICHAEL L. JONES and NELLANNE E. 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 GRANTORs in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, 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 309 SHEPHERD HILLS DRIVE, MADISON, TN 37115.

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

AUDREY L. LIGHT, wife of EUGENE A. LIGHT, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

GRANTORs further covenant and bind themselves, its 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 hands and seals of GRANTORs on the day and year first above written.

BY: Eugene A. Light
EUGENE A. LIGHT Signature of Seller

Audrey L. Light
AUDREY L. LIGHT

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EUGENE A. LIGHT and HIS WIFE, AUDREY L. LIGHT,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that it executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **23rd** day of **October, 1998.**

Denise C. Akin
Notary Public

My Commission Expires: 5/28/2000

DENISE C. AKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Name and Address of Property Owner:

MICHAEL L. JONES and NELLANNE E. JONES, HUSBAND AND WIFE
2533 PARK GREEN LANE
OLD HICKORY, TN 37138

Property Address:

309 SHEPHERD HILLS DRIVE
MADISON, TN 37115

Person Responsible for Taxes:

COUNTRYWIDE HOME LOANS, INC.
P.O. Box 10212
Van Nuys, CA 91410-0212

Map & Parcel #: MAP 34-7, PARCEL 23

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 **$147,500.00** 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.

/Mai Grace Whittaker
Affiant

Sworn to and subscribed before me, a Notary Public, this **23rd** day of **October, 1998.**

Denise C. Akin
Notary Public

My Commission Exp 5/28/2000

DENISE C. AKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Shepherd Hills, Section 2 of record in Plat Book 2900, page 12, Register's Office for said County.

Said Lot No. 54 fronts 125 feet on the easterly margin of Shepherd Hills Drive and extends back 350 feet on the northwesterly line and 350 feet on the southeasterly line to a dead line in the rear, measuring 125 feet thereon.

BEING the same property conveyed to EUGENE A. LIGHT and REBECCA A. LIGHT, HUSBAND AND WIFE, by Deed from JENNIE S. WELLS, UNMARRIED, of record in Book 9368, page 714, Register's Office for DAVIDSON County, Tennessee. Rebecca A. Light has since died and by operation of law, the property vests in her surviving spouse, Eugene A. Light.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1999 and subsequent years not yet due and payable (MAP 34-7, PARCEL 23).

2. All matters as set forth on the Plan of record in Plat Book 2900, page 12, said Register's Office, which plan includes a 50-foot minimum building setback line from SHEPHERD HILLS DRIVE and a 10-foot public utility and drainage easement along the back lot line.

3. Restrictive Covenants recorded in Deed Book 2452, Page 41, Register's Office for DAVIDSON County, Tennessee.

4. Sanitary Sewer and/or Storm Drainage easement, of record in Book 5594, page 638, said Register's Office.

770B 10/26 0101 03CHECK 560.75

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11169 PAGE 775

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 147500.00
				CON TX 545.75
				PRFEE 1.00
				WDEED 12.00
				CFEE 2.00
				TOTAL 560.75
				CHECK 560.75
10/26/98	01			13:51 0001 7708

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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98 OCT 26 PM 1:51

REGISTER
DAVIDSON COUNTY, TN

No. 1362893