18B

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

BOOK 11169 PAGE 788

WARRANTY DEED

THIS INDENTURE is made and entered into this **23rd** day of **October, 1998** between NELLANNE E. JONES and MICHAEL L. JONES, WIFE AND HUSBAND, GRANTORs, and JASON P. POENITSKE and TRACY L. POENITSKE, 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, NELLANNE E. JONES and MICHAEL L. JONES, WIFE AND HUSBAND, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto JASON P. POENITSKE and TRACY L. POENITSKE, 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 2533 PARK GREEN LANE, OLD HICKORY, TN 37138.

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".

GRANTORs further covenant and bind themselves, their 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: _____
NELLANNE E. JONES Signature of Seller

_____
MICHAEL L. JONES

98 OCT 26 PM 1:52
REGISTER
DAVIDSON COUNTY, TN.

0503814
IDENTIF. & REFERENCE

BOOK 11169 PAGE 789

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, NELLANNE E. JONES and MICHAEL L. JONES, WIFE AND HUSBAND, 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 **23rd** day of Octo[illegible] 1998.

DEUISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

JASON P. POENITSKE and TRACY L. POENITSKE, HUSBAND AND WIFE
2533 Park Green Lane
Old Hickory, TN 37138

Property Address:

2533 PARK GREEN LANE
OLD HICKORY, TN 37138

Person Responsible for Taxes:

NATIONSBANC MORTGAGE CORPORATION
P.O. Box 1675
Coraopolis, PA 15108

Map & Parcel #: MAP 053-06-0-B, PARCEL 046.00

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 **$118,000.00** 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.

Jason Paul Poenitske
Affiant

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

DEUISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 5/28/2000

LAND in Davidson County, Tennessee, being Lot No. 243 on the Plan of Phase 4A, Waterford Subdivision, as of record in Book 7900, page 596, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to NELLANNE E. JONES and MICHAEL L. JONES, WIFE AND HUSBAND, by Deed from W.L. BAINBRIDGE, INC., A TN CORP., of record in Book 9354, page 720, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1999 and subsequent years not yet due and payable (MAP 053-06-0-B, PARCEL 046.00, 1997 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 922.14).

2. All matters as set forth on the Plan of record in Plat Book 7900, page 596, said Register's Office, which plan includes an Owner's Certificate; a 20-foot minimum building setback line from PARK GREEN LANE; and certain restrictions; however, Company will affirmatively insure that said setback line and restrictions have not been violated and that any future violations will not cause a forfeiture or reversion of title.

3. Declaration of Covenants, Conditions and Restrictions, of record in Deed Book 7463, Page 294, as amended in Book 8694, page 216, Book 9081, page 63, Book 9530, page 185, and as restated in Book 8699, page 462, Register's Office for DAVIDSON County, Tennessee; however, Company will affirmatively insure that said Covenants, Conditions and Restrictions have not been violated and any future violations will not cause a forfeiture or reversion of title.

4. Charter of Waterford Community Association, of record in Book 8711, page 701, said Register's Office.

5. By-Laws of Waterford Community Association, of record in Book 8715, page 582, said Register's Office.

7710 10/26 0101 03CHECK 451.60

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11169 PAGE 791

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
				118000.00
				CON TX 436.60
				PRFEE 1.00
				WDEED 12.00
				CFEE 2.00
				TOTAL 451.60
				CHECK 451.60
			10/26/98 01	13:52 0001 7710

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0503814
IDENTIF. # REFERENCE

98 OCT 26 PM 1:52

DAVIDSON COUNTY TN.

No. 1362895