[redacted]

FILE NO. 37316

FILE BOX "7"

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF NOVEMBER, 19 98

Notary Public

MY COMMISSION EXPIRES: 9/28/2002
(AFFIX SEAL)

BOOK 11193 PAGE 217

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES R. JONES et ux	S A M E	75-8-245
(NAME)	(NAME)	
1323 Clearview Drive		4D 6148
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Mt. Juliet, TN 37122		
(CITY) (STATE) (P.O ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 EDWIN R. DENNEY and wife, MAEBELLE N. DENNEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES R. JONES and wife, DONNA C. 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. 561 on the Plan of Tulip Grove Subdivision, Section 10, as of record in Book 5800, page 199, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Edwin R. Denney and Maebelle N. Denney, husband and wife, by deed from BARS, a partnership, of record in Book 8936, page 226, Register's Office for Davidson County, Tennessee.

0509354
IDENTIF. ↑ REFERENCE

98 NOV -6 AM 10:02
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

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

3620 11/06 0101 03CHECK 362-13

unimproved ( )
This is improved (X) property, known as 594 Tulip Grove Road, Hermitage, Tennessee 37076
(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 4th day of November, 19 98

Edwin R Denney
EDWIN R. DENNEY

Maebelle N Denney by
MAEBELLE N. DENNEY

Edwin R Denney atty in fact

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named EDWIN R. DENNEY

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 Nashville, Tennessee, this 4th day of NOVEMBER, 1998.

Commission Expires 9/28/2002

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 4th day of November, 1998, before me personally appeared EDWIN R. DENNEY to be known to be the person who executed the foregoing instrument in behalf of MAEBELLE N. DENNEY as her attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said MAEBELLE N. DENNEY, as though she had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 4th day of November, 1998.

NOTARY PUBLIC

My Commission Expires: 9/28/2002

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

RECEIVED OF _____

FOR _____

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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 94900.00
				CON TX 351.13
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 362.13
				CHECK 362.13
			11/06/98 01	10:03 0001 3620

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0509354
IDENTIF. & REFERENCE

98 NOV -6 AM 10:03
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1368751

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