0527312

IDENTIF. & REFERENCE

318

THIS INSTRUMENT PREPARED BY:
Booker & Associates, P.C.
First American Center
315 Deaderick Street, Suite 1280
Nashville, TN 37238-1280

98 DEC 18 PM 3:25

REGISTER
DAVIDSON COUNTY, TN.

# WARRANTY DEED

| ADDRESS OF NEW OWNER(S): | SEND TAX BILL TO: | MAP & PARCEL No. |
|---|---|---|
| Calandra Jones | SAME | 52-2-239 |
| 300 Randy Road | | |
| Madison, TN 37115 | | |

2736 12/18 0101 03CHECK 247.00

11260

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $64,000.00.

Calandra Jones
Affiant

Subscribed to and sworn before me this 15th day of December, 1998.

LaShawn Moss
Notary Public

My Commission Expires: 3/24/2001

033

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars cash, in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JASON D. LOY and wife, MELISSA JD LOY, hereinafter called "GRANTORS", have this day bargained and sold, and by these presents do hereby transfer and convey unto the said CALANDRA JONES, unmarried, hereinafter called "GRANTEE", her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Rainbow Terrace, Section III, as of record in Book 2133, page 20, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of Randy Road at the Corner Lots Nos. 36 and 37; thence with the line between said two lots, westerly 410.3 feet; thence northerly 119.1 feet to the southerly margin of Yowell Avenue; thence with the same easterly 385.8 feet to the beginning of a curve; thence around said curve having a radius of 24.3 feet, southeasterly 38.81 feet to the westerly margin of Randy Road; thence with the same southerly 105 feet to the beginning.

Being the same property conveyed to Jason D. Loy and wife, Melissa JD Loy by deed from Beverly (Pippin) Coleman, unmarried, or record in Book 1114, page 385, Register's Office for Davidson County, Tennessee.

This is improved property known as 300 Randy Road, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belong, to the Grantee, her successors, heirs and assigns forever. We covenant with the said Grantee that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all gender.

Witness my hand this 15th day of December, 1998.

Jason D. Loy

Melissa JD Loy

11260 034

**VERIFICATION**

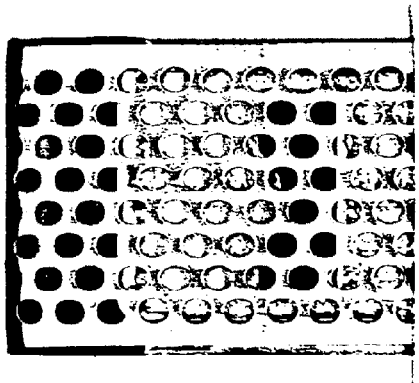
STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASON D. LOY, and wife MELISSA JD LOY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she being duly authorized to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 15th day of December, 1998.

Notary Public

My Commission Expires: 3/24/2001



# OFFICIAL RECEIPT

**BILL GARRETT**
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

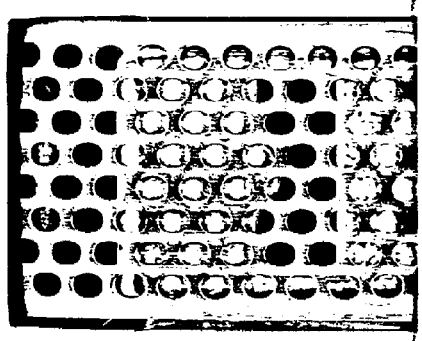
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| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | CFEE - COMPUTER FEE | PRFEE - PROBATE FEE |

CRMT 84000.00
CON TX 236.80
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 247.80
CHECK 247.80

12/18/98 01 15:25 0001 2736

T#260



05273I2
IDENTIF. # REFERENCE

DEC 18 PM 3:25
REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

**No.** 1402180