970101747

# OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 11330 PAGE 756

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 208,000.00

Byron Jones
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 5th DAY OF February 19 99

Jo Ann Smith
NOTARY PUBLIC

My Commission expires: 9/21/2002

THIS INSTRUMENT PREPARED BY
Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| BYRON JONES | SOUTHEASTERN MORTGAGE OF TN, INC. | 117-13-25 |
| (NAME) | (NAME) | |
| 4006 Skyline Drive | 115 29th Avenue, South | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | Nashville, TN 37212 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

# Warranty Deed

**For and in Consideration of** the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

LEWIS SHAPARD ALLEN, SUCCESSOR TRUSTEE OF THE HARRY EDWIN ALLEN REVOCABLE TRUST U/T/A DATED SEPTEMBER 8, 1997

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

BYRON JONES AND WIFE, K. LYNN JONES

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Vailwood Heights, as of record in Book 1835, page 32, Register's Office for said County.

Said Lot No. 12 fronts 120 feet on the easterly side of Skyline Drive and runs back 169.8 feet on the northerly line and 171.3 feet on the southerly line to a dead line, measuring 120.1 feet thereon.

Being the same property conveyed to Lewis Shapard Allen, Successor Trustee of the Harry Edwin Allen Revocable Trust U/T/A dated September 8, 1997, its successors and assigns, with full power to sell, transfer, convey, mortgage or encumber in any manner whatsoever, all without the joinder of any other party, by deed from Harry Edwin Allen, of record in Book 10623, page 457, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

(See attached Exhibit "A")

unimproved ( )
This is improved (X) property, known as 4006 Skyline Drive - Nashville, TN 37215
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 5th day of February, 19 99.

LEWIS SHAPARD ALLEN, SUCCESSOR TRUSTEE
OF THE HARRY EDWIN ALLEN REVOCABLE TRUST

**INDIVIDUAL ACKNOWLEDGMENTS:**

BOOK 11336 PAGE 757

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Lewis Shapard Allen, Successor Trustee of the Harry Edwin Allen Revocable Trust U/T/A dated September 8, 1997 _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 5th day of February, 1999.

My Commission expires:
9/28/2002

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____

_____
Notary Public

**CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:**

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

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

My Commission expires:

_____

_____
Notary Public

EXHIBIT "A"



1. Davidson County Taxes for 1999, a lien, but not yet due and payable.

2. Matters shown on the Plan of record in Book 1835, page 32, Register's Office for Davidson County, Tennessee.

3. Easement for water main of record in Book 1037, page 572, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 3913, page 972, said Register's Office.

5. Restrictive Covenants of record in Book 1049, page 546, Book 1318, page 332, and Book 1911, page 31, said Register's Office.

05 46114
IDENTIFICATION ONLY
99FEB-5 PM 2:35
CHERRY LOTT REGISTER
DAVIDSON COUNTY, TN.
2717 02/05 0101 03CHECK 784.60

# OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11330 PAGE 759

| | | | | | |
|---|---|---|---|---|---|
| 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 |

0546114

IDENTIF. & REFERENCE

99FEB-5 PM 2:35

DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

CAMT
208000.00
CON TX 769.60
PRFEE 1.00
MREED 12.00
CFEE 2.00
TOTAL 784.60
CHECK 784.60

02/05/99 01 14:34 0001 2717

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1422034