WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $164,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12th DAY OF May 19 99

AT.

Notary Public

MY COMMISSION EXPIRES March 23, 2002
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 23, 2002

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY-AT-LAW, 223 Madison Street, S. 103, Madison, TN 37115

mail

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Boyde W. Jones	Boyde W. Jones	MAP 43-9
(NAME)	(NAME)	
2915 Bearwallow Road	2915 Bearwallow Road	PARCELS 135 AND
(ADDRESS)	(ADDRESS)	
Ashland City, TN 37015	Ashland City, TN 37015	136
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Albert L. Walden, Jr. unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Boyde W. Jones and wife, Patricia Ann 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:

SEE ATTACHED EXHIBIT A

RECEIVED FOR RECORD
99 MAY 14 AM 10:55
REGISTER
DAVIDSON COUNTY, TN.

INSTRUMENT # REFERENCE
058706

unimproved ( )
This is improved (X) property, known as 614-616 and 618-620 Delaware Ave, Madison, TN 37115
(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 my hand this 12th day of May, 19 99

Albert L. Walden, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Albert L. Walden, Jr.

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 Madison, Tennessee, this 12th day of May 19 99.

Commission expires March 23, 2002

Notary Public

DEANIE L. GREGORY NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR 23 2002

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

RECD FOR REC'D 01/01 02:11PM 621.50

Land in Davidson County, Tennessee, described as follows:

Tracts No. 18 and 19 on the Plan of Woodlawn Estates, Block "F" of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Albert L. Walden, Jr. by Warranty Deed from Doris B. Walden, Margaret Legge, Stephen W. Walden and Stuart A. Walden of record in Book 9931, Page 624, Register's Office for Davidson County, Tennessee.

AND

Tracts No. 20 and 21 on the Plan of Woodlawn Estates, Block "F" of record in Book 843, page 82, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Albert L. Walden, Jr. by Warranty Deed from Doris B. Walden, Margaret Legge, Stephen W. Walden and Stuart A. Walden of record in Book 9931, Page 616, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF WOODLAWN ESTATES, BLOCK "F" OF RECORD IN BOOK 843, PAGE 82, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11479 PG. 147

05870 69

99 MAY 14 AM 10:55

CANT

	144000.00
CON TX	606.80
PRFEE	1.00
MORTG	12.00
CFEE	2.00
TOTAL	621.80
CHECK	621.80

07/1-[illegible] 01 10:55 0001 6153

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1460786