This instrument prepared by:
Kay B. Housch, Esq., BPR #010995
c/o Charles H. Beaty, P.C.
214 Second Ave. North, Suite Two
Nashville, TN 37201

When recorded, mail to:
Premier Title & Escrow, LLC
4301 Hillsboro Road, Ste. 300 **FILE NO: 991038**
Nashville, TN 37215

BOOK **11496** PG. **616**

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) TIMOTHY A. JONES LADONNA L. JONES	(NAME) Tucker Federal Bank	Map 98-05
(STREET ADDRESS) 5868 SOUTH NEW HOPE ROAD	(STREET ADDRESS) POB 211788	Parcel 51
(City) (State) (Zip) HERMITAGE, TN 37076	(City) (State) (Zip) Augusta GA 30917	

FOR AND IN CONSIDERATION *of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged,* C. WAYNE WOMACK AND WIFE, BRENDA JOYCE WOMACK *have this day bargained and sold, and do hereby transfer and convey unto the said* TIMOTHY A. JONES AND WIFE, LADONNA L. JONES *the Grantees herein, their (successors), heirs and assigns, certain real estate in* DAVIDSON *County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 169 on the Plan of Lake Park - Section 7, of record in Plan Book 4860, Page 114, Register's Office for said County.

Said Lot No. 169 fronts 85.0 feet on the westerly margin of New Hope Road and extends back 265.54 feet on the northerly line and 250.0 feet on the southerly line to a dead line in the rear, measuring 86.40 feet thereon.

Being the same property conveyed to C. Wayne Womack by deed from Gerald Cox and wife, Linda Cox, of record in Book 5239, page 263, Register's Office for Davidson County, Tennessee; and also being the same property conveyed by C. Wayne Womack to Robert E. Hoehn for the purpose of creating tenancy by the entireties and conveying said property to C. Wayne Womack and wife, Brenda Joyce Womack by quit claim deed of record in Book 5250, page 590, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn to before me this the 26th *day of* May *19*

My commission expires: (Affix Seal) 05/27/2001

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

The actual consideration or value whichever is greater, for this transfer is $ 116,000.00

Affiant

Notary Public

This is unimproved ( ) property known as 5868 South New Hope Road, Hermitage, Tennessee 37076
improved (X) *(House Number) (Street) (P.O. Address) (City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant 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, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), 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 genders.

Witness our hand this 26th *day of* May, 1999, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

C. Wayne Womack

Brenda Joyce Womack

MAIL EN!

RECEIVED FOR REFERENCE
99 MAY 27 AM 10:32
REGISTER
DAVIDSON COUNTY, TN.

05919970

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,, C. Wayne Womack and wife, Brenda Joyce Womack, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfacotry evidence) and who acknowledged that They *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, TN, *this* 26th *day of* May, 1999.

Notary Public

My Commission Expires: 9/29/2001

ENCUMBRANCES:

1. 1999 Taxes and subsequent years, are a lien, but not yet due and payable.

2. Subject to the plan of record in Plat Book 4860, page 114, Register's Office of Davdson County, Tennessee..

3.370 05/27 03:01 03CHECK 440.20

F:\DEED\991038wa

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK **11496** PG. **618**

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

05919970

IDENTIFICATION REFERENCE

99 MAY 27 AM 10:32

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	116000.00
CON TX	429.20
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	440.20
CHECK	440.20

05/27/99 01 10:36 0001 1370

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1465945