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NANC

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Judy A. Baltz
Affiant

Subscribed and sworn to before me, this 30th day of June, 1999.

Notary Public

My Commission Expires: 11/27/99

Address New Owner As Follows:
Judy A. Baltz
115 Brooke Castle Drive
Hermitage, TN 37076

Send Tax Bills To:
Sunshine Mortgage Corporation
P. O. Box 9274
Marietta, GA 30065

Map-Parcel Number:
075-08-0-A 009.00CO
4D 91567

.25% 06/01 0101 03CHICK 200.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN M. JONES AND WIFE, LEIGH ANN JONES**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **JUDY A. BALTZ**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 115 in a Horizontal Property Regime as shown on the condominium site plan of Brooke Castle Condominium, as of record in Book 6250, page 627, and as amended in Book 6250, page 691 and by Surveyor's Certificate of Correction of record in Book 6680, page 905, and re-recorded at Book 6727, page 762, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John M. Jones and wife, Teri Jones by deed from James Floyd Bryee Hawks and wife, Willie D. Hawks, of record in Book 8270, page 709, Register's Office for Davidson County, Tennessee; the said parties having since divorced and by Final Decree of record in Book 11486, page 675, Register's Office for Davidson County, Tennessee, title was vested in John Michael Jones. (John M. Jones and John Michael Jones, being one and the same person).

Leigh Ann Jones joins in this instrument for the purposes of conveying any marital interest she may have in subject property.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

20606.606

This conveyance is made subject to:

1. 1999 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Master Deed establishing a Horizontal Property Regime of record in book 6519 page 747, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 6250, page 627, Register's Office for said County, as amended in Book 6250, page 691 and by Surveyor's Certificate of Correction of record in Book 6680, page 905, and re-recorded at Book 6727, page 762, Register's Office for Davidson County, Tennessee.

4. Rights of others in and to the common elements.

This is improved property known as 115 Brooke Castle Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 30th day of June, 1999.

0605948
IDENTIF. & REFERENCE

99 JUN 30 PM 1:56
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

John M. Jones

Leigh Ann Jones
LeAnne L Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN M. JONES**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of June, 1999.

Notary Public

My Commission Expires: 11/27/99

20606.606

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 11550 PAGE 713

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LEIGH ANN JONES**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of June, 1999.

Notary Public

My Commission Expires: 11/27/99

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11550 PAGE 714

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

0605948
IDENTIF. ↑ REFERENCE

99 JUN 30 PM 1:56

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

MAMT	50000.00
ENTR	CO
MAMT	50000.00-
CAMT	50000.00
MOR TX	185.00
ENTR	CO
MOR TX	185.00-
CON TX	185.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	200.00
CHECK	200.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 63 0001 6276

No. 1484759