WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of *TWO HUNDRED SEVENTY-THREE THOUSAND FIVE HUNDRED and N0/100 DOLLARS ($273,500.00)*, cash in hand paid, the receipt of which is hereby acknowledged, **CITIZENS BANK**, *a Tennessee Banking Corporation*, hereinafter known as "*GRANTOR*", has bargained and sold and by these presents does transfer and convey unto **JANET L. JONES**, hereinafter known as "*GRANTEE*", her heirs and assigns, a certain tract or parcel of land, located in Davidson County, Tennessee, being more particularly described as follows:

Instr:200005170049760 Page: 1 OF 2
REC'D FOR REC 05/17/2000 3:26:14PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1011.95

Land in Davidson County Tennessee, being Lot No. 269 on the Plan of Hillwood Subdivision, Section 1, as of record in Book 3700, Page 140, Register's Office for said County.

Said Lot No. 269 fronts 122.0 feet on the Southwesterly side of Hillwood Boulevard and extends back 538.6 feet on the Northwesterly line and 527.6 feet on the Southeasterly line, to a line in the rear on which it measures 122.5 feet.

Being the same property conveyed to Citizens Bank by Trustee's Deed from Albert H. Buckingham and wife, Vilia A. Buckingham of record in Book 11495, Page 359, Register's Office for Davidson County.

Possession with deed. 2000 property taxes prorated.

Map and Parcel: 102-12-105

This is improved property known as 715 Hillwood Blvd., Nashville, TN 37205.

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. *GRANTOR* covenants that it is lawfully seized and possessed of said land in fee simple; has a good and lawful right to sell and convey it and same is unencumbered.

GRANTOR FURTHER COVENANTS and binds its successors, and assigns, to warrant and forever defend the title to the said

This instrument prepared by: Bass and Bass
Attorney's at Law
P O Box 500
Carthage, TN 37030

tract or parcel of land to the said *GRANTEE*, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND on this the 10th day of May, 2000.

CITIZENS BANK
A Tennessee Banking Corporation

By: Paul Hackett
Title: President

ATTEST:
Pam Dillard
Title: Assistant Cashier

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF SMITH

Before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, personally appeared Paul Hackett, and Pam Dillard with whom I am personally acquainted, or proven to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be President and Assistant Cashier, respectively, of **Citizens Bank**, *a Tennessee Banking Corporation*, the within named bargainor, and that they as such President and Assistant Cashier, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as such officers.

WITNESS MY HAND and official seal at Offices, Smith County, Tennessee, this the 10th day of May, 2000.

JAMIE B. HUDSON NOTARY PUBLIC AT LARGE SMITH COUNTY, TENN.

Jamie B. Hudson
NOTARY PUBLIC

My Commission expires: 5-13-03

Name & Address of owner for tax notice: **Janet L. Jones**
715 Hillwood Blvd.
Nashville, TN 37205

A F F I D A V I T

STATE OF TENNESSEE
COUNTY OF Smith

I hereby swear of affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $273,500.00, which amount is equal to or greater than the amount which the property transferred would command as a fair voluntary sale.

Janet L. Jones
Affiant

JAMIE B. HUDSON NOTARY PUBLIC AT LARGE SMITH COUNTY, TENN.

Subscribed and sworn to before me this 10 day of May, 2000.

Jamie B Hudson
Notary Public

My Commission Expires: 5-13-03