WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Tom Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JUNE, 2000.

Notary Public

MY COMMISSION EXPIRES: 7/26/00

(AFFIX SEAL)

SARAH TYLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Instr:200006190060615 Page: 1 OF 2
REC'D FOR REC 06/19/2000 10:04:52AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $810.30

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tom Jones	Tom Jones	MAP 64
(NAME) 1433 Shannon Place	(NAME) 300 Rising Sun Terrace	PARCEL 124
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Old Hickory, TN 37138	GROUP 03-0-B
(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,

SAM MOORE AND WIFE, PEGGY MOORE

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TOM JONES AND WIFE, DEBBIE 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:

Being Lot No. 142 on the Plan of Phase Nine, Brandywine Pointe, as of record in Plat Book 9700, Page 184, as amended in Book 10162, page 361, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Sam Moore and Wife, Peggy Moore by deed from Brandywine Point Partners, LLC of record in Deed Book 10172, page 321, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 8695, page 379; Book 9145, page 957; Book 9576, page 846; Book 9776, page 427; Book 10119, page 188,Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

Easement as shown of record in Deed Book 11108, Page 555, Register's Office for said County.

Charter for HOA of record in Book 9013, page 39 and Book 9117, page 77, Register's Office for said County.

Deed of Correction of Record in Book 10693, page 749, Register's Office for said County.

Lease for Clubhouse in Book 9128, page 615, Register's Office for said County.

This is ~~improved~~ unimproved [X] property, known as 1433 Shannon Place, Old Hickory, TN 37138
(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/our hand(s) this 14th day of June, 2000.

Sam Moore

Sam Moore

Peggy Moore

Peggy Moore

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 Sam Moore and wife, Peggy Moore the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of June, 2000.

My Commission Expires 7/28/01

Donna Jackson Ledbetter

Notary Public

DONNA JACKSON-LEDBETTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

File Number200005139
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122