WARRANTY DEED

PICK-UP

Instr:20000627006387 2 Page: 1 OF 2
REC'D FOR REC 06/27/2000 12:06:38PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $336.70

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 91,000.00

X Billy L. Hood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF June, 2000

Notary Public

MY COMMISSION EXPIRES: February 28, 2001
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE SUMNER COUNTY TENN.
My Commission Expires 2/28/2001

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE TITLE & TRUST, INC., P. O. Box 1826, Hendesonville, TN 37077-1826

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy L. Hood	FIRST TENNESSEE HOME LOANS	52-16-4.00
(NAME)	(NAME)	
805 Nix Pass	181 Gallatin Road, Suite #4	
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	Hendersonville, TN 37075	
(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, Kenneth Nelson Jones and wife, Lynn G. Jones

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy L. Hood and wife, Deborah F. Hood

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:

Land in Davidson County, Tennessee, being Lot No. 55 on the Map of Marlin Meadows Subdivision, Section I of record in Book 1835 at page 108, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Said Lot No. 55 fronts 136 feet on the easterly side of Nix Pass and extends back 134.3 feet on the northeasterly line and 147.16 feet on the southwesterly line to a line in the rear, which is broken, on which it measures 139.4 feet.

Being the same property conveyed to Kenneth Nelson Jones and wife, Lynn G. Jones by deed of record in Book 9915 at page 754, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2000 and thereafter, and easements and restrictions of record.

unimproved ( )
This is improved (X) property, known as 805 Nix Pass, Madison, Tennessee 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 our hand s this 27th day of June, 2000

Kenneth Nelson Jones
Kenneth Nelson Jones

Lynn G. Jones
Lynn G. Jones

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth Nelson Jones and wife, Lynn G. Jones

the bargainor s, 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 at Hendersonville, Tennessee, this 27th day of June

Commission expires February 28, 2001

Notary Public

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires 2/28/2001

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public in 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 _____, _____.

My commission expires _____

_____
Notary Public