Instr:200007060067137 Page: 1 OF 2
REC'D FOR REC 07/06/2000 1:54:35PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $288.60

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.] 26B
Deborah A. Ross	New Owner	
1506 Ocoee Trail		MAP:63-02-0
Nashville Tennessee 37115		
	Same	PARCEL:151

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 00-06-10180]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, **Alsbie Monty Janes,** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, Deborah A. Ross, unmarred (The "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Nawaka Hills Powwow Addition, Section III, which is of record in Book 974, page 25, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No 98 fronts 50 feet on the westerly side of Ocoee Trail and extends back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Ernestine Horn and Alsbie Monty Janes, as joint tenants with right of survivorship, by Warranty Deed from Bob Slate, of record in Book 7823, page 9, Register's Office for Davidson County, Tennessee.

The said Ernestine Horn has since died on 3-31-2000**, and upon her death, title was vested in Alsbie Monty Janes, as joint tenants with right of survivorship.**

Shirley Janes joins in this conveyance to convey any and all marital interest she may have in the above described real property,

This conveyance is subject to:

1. **Taxes for the year 2000 and subsequent years,**
2. **Plan of record in Plat Book 974, page 25, shows an owner certificate, Register's Office for Davidson County, Tennessee.**

This is improved property known as 1506 Ocoee Trail, Madison Tennessee 37115.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for this
[transfer is $78,000.00.
[
[Affiant
[Subscribed and sworn to before me this
[30th day of June 2000.

WILLIAM T. CAUTRELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

William T Cautrell
Notary Public

[My Commission Expires: June 23, 2003

10180

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 30th day of June, 2000.

Alsbie Monty Janes

Shirley Janes

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 29th day of **June,** 2000, before me personally appeared **Alsbie Monty Janes and wife, Shirley Janes** to me known to be the person who executed the foregoing instrument and acknowledged that **they** executed the same as **their** free act and deed

WITNESS my hand and official seal at Nashville, Tennessee, this **30th** day of **June,** 2000.

WILLIAM T. CANTRELL NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TN

Notary Public

My Commission Expires: June 22, 2002