20-1333

PREPARED BY:
Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067

Instr:200008100079291 Page: 1 OF 2
REC'D FOR REC 08/10/2000 10:11:08AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1091.50

WARRANTY DEED

THIS INDENTURE is made and entered into this **28th** day of **July, 2000** by and between **John W. Wells and Jean F. Wells, husband and wife** , herein after referred to as GRANTOR, and **Larry A. Jones and Patricia O. Jones, husband and wife** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 8 on the plan of Evergreen, recorded in Plat Book 6250, page 395, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to John W. Wells and wife, Jean F. Wells by deed from Belle Meade Builders, Inc. of record in Book 6620, page 164, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 4404 Shys Hill Road, Nashville, Tennessee 37215

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

John W. Wells

John W. Wells
Signature of Seller

Jean F. Wells

Jean F. Wells
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **John W. Wells and Jean F. Wells, husband and wife** , the within named 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, at office, this **28th** day of **July, 2000.**

Notary Public

My Commission Expires NOV 24 2001

My Commission Expires:_____

Name and Address of Property Owner:
Larry A. Jones and Patricia O. Jones
4404 Shys Hill Road, Nashville, Tennessee 37215

Send Tax Statements to:
SunTrust Bank
P.O. Box 305110 / 7th Floor, Nashville, TN 37215

Map & Parcel: 131-7-0 164.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$295,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **28th** day of **July, 2000.**

Notary Public

My Commission Expires: _____

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
20-1-333