PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 10/03/00 14:00 3pgs
Fees:15.00 Taxes:101.75
20001003-0097906

WARRANTY DEED

THIS INDENTURE is made and entered into this 22nd day of September, 2000, by and between JAMES O. JONES and MARY M. JONES, HUSBAND AND WIFE, hereinafter called Grantors, and WIESLAW MATEJKO and JULIE MATEJKO, HUSBAND AND WIFE, hereinafter called Grantees.

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 considerations, the receipt of which are hereby acknowledged, I, JAMES O. JONES and MARY M. JONES, HUSBAND AND WIFE, Grantors, do hereby bargain, sell, transfer and convey unto WIESLAW MATEJKO and JULIE MATEJKO, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 102 HANKINS STREET, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

BY: James O. Jones
JAMES O. JONES, Signature of Seller

Mary M. Jones
MARY M. JONES, Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JAMES O. JONES and MARY M. JONES, HUSBAND AND WIFE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **22nd** day of September, 2000.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

WIESLAW MATEJKO and JULIE MATEJKO, HUSBAND AND WIFE

272 RIO VISTA DRIVE
MADISON, TN 37115

Property Address:

102 HANKINS STREET
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 43-10, PARCEL 43

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 **$27,500.00** 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 **22nd** day of **September, 2000.**

Notary Public

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land in Davidson County, Tennessee, being the north part of Lot No. 24 and the northwest part of Lot No. 25 on the Map of the O.R. Bixler's Property, not of record and described as follows:

Beginning at a point in the easterly margin of Hankins Street at the northwest corner of Lot No. 24, being 200 feet north of Old Hickory Boulevard; thence easterly 130 feet to a point in the north line of Lot No. 25; which is 30 feet east of the corner of Lots Nos. 24 and 25; thence southerly parallel to the easterly margin of Hankins Street, 50 feet to the northeast corner of the property conveyed to Melvin Lee Henry and wife, by deed from C.N. Smith the wife, of record in Book 1335, page 90, Register's Office for said County; thence easterly along Henry's North line, 80 feet to a point which is 50 feet west of the corner of Lots Nos. 24 and 25, being Henry's northwest corner, and the northeast corner of the property conveyed to H.L. Harlan and wife, by deed of record in Book 1281, page 146, said Register's Office; thence along Harlan's north line, southwesterly 51 feet to the easterly margin of Hankins Street; thence with the margin of the same northerly 60 feet to the beginning.

BEING the same property conveyed to JAMES O. JONES and MARY M. JONES, HUSBAND AND WIFE, by DEED from MAE SORRELLS GANN AND HUSBAND, of record in Book 3923, page 703, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2000 and subsequent years, A LIEN, not yet due and payable (MAP 43-10, PARCEL 43).

2. Unrecorded easements for roads and utilities, if any.