FILE BOX 45

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/29/00 10:21 3pgs
Fees:15.00 Taxes:650.83

20001229-0127427

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 175,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF December 20 00

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lance R. Jones (NAME)	Navy Federal Credit Union (NAME)	MAP 84-04-0
3137 McGavock Pike (ADDRESS)	820 Follin Lane (ADDRESS)	PARCEL 21.00
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Vienna, VA 22180 (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, Janet Peacher DeFord and Ann Cowden Beard, Co-Executrixes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lance R. Jones and wife, Sandra M. Jones, with a 1/2 undivided interest and Betty L. Smith, unmarried, with a 1/2 undivided interest, as joint tenants ** 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. 47 on the Plan of McGavock Heights, Section IV, as of record in Book 2854, Page 47, Register's Office for said County, described as follows:

BEGINNING at a point in the northerly margin of Meadowood Drive, at the corner of Lots 46 and 47; thence with the line between said lots, northerly 201.4 feet to a point; thence westerly 175.3 feet to a point in the easterly margin of McGavock Pike; thence with the margin of the same, southerly 165 feet to a point at the beginning of a curve; thence around said curve, southeasterly 39.16 feet to a point in the northerly margin of Meadowood Drive; thence with the margin of the same, easterly 178.69 feet to the point of beginning.

BEING the same property conveyed to Wilhemina Miller and Howell D. Miller by deed from Martha F. Miller Peacher, of record in Book 5252, Page 62, Register's Office for said County. The said Wilhemina Miller and Howell D. Miller now being deceased with Howell D. Miller predeceasing Wilhemina Miller. The Grantors herein execute this instrument as Co-Executrixes of the Estate of Wilhemina Miller pursuant to the authority granted by the Will of the Decedent of record in the Probate Court of Davidson County, Tennessee, File No. 00P429.

This conveyance is subject to Restrictive Covenants of record in Book 3066, Page 62, Register's Office for said County.

CONTINUED

This is improved (X) unimproved ( ) property, known as 3137 McGavock Pike, Nashville, TN 37214 (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 December, 20 00

Janet Peacher DeFord
Janet Peacher DeFord

Ann Cowden Beard
Ann Cowden Beard

**with right of survivorship

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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 Janet Peacher DeFord and Ann Cowden Beard, Co-Executrixes

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 Nashville, Tennessee, this 27th day of December 20 00.

Commission expires March 24, 2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) 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 _____ 20_____.

My commission expires _____

Notary Public

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 Janet Peacher DeFord and Ann Cowden Beard, Executor/Executrix for the Estate of Wilhemina Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is an Executor/Executrix of the Estate of Wilhemina Miller and as such Executor/Executrix he/she is authorized to execute this instrument on behalf of the Estate.

Witness my hand, at office, this 27th day of December, 2000.

My Commission Expires: 3/24/01

Patricia Nicholls

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON

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LEGAL DESCRIPTION CONTINUATION

This conveyance is made subject to: (1) 2000 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 2854, Page 47, said Register's Office.