18B

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

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

WARRANTY DEED

THIS INDENTURE is made and entered into this **16th** day of **January, 2001, by and between THOMAS STEPHEN JONES, EXECUTOR UNDER THE WILL OF CHARLES S. BRITTON, DECEASED, hereinafter called Grantor, and LUTHER CARROLL TANLEY AND MARY FRANCES TANLEY, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE TANLEY LIVING TRUST, DATED SEPTEMBER 4, 1997, AND ANY AMENDMENTS THERETO, hereinafter called 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 considerations, the receipt of which are hereby acknowledged, I, THOMAS STEPHEN JONES, EXECUTOR UNDER THE WILL OF CHARLES S. BRITTON, DECEASED, Grantor, does hereby bargain, sell, transfer and convey unto LUTHER CARROLL TANLEY AND MARY FRANCES TANLEY, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE TANLEY LIVING TRUST, DATED SEPTEMBER 4, 1997, AND ANY AMENDMENTS THERETO, 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 Grantor 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 4003 BRUSH HILL ROAD, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees 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 in Exhibit "B".

Grantor further covenants and binds himself and its 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 hand and seal of Grantor on the day and year first above written.

THE ESTATE OF CHARLES S. BRITTON, DECEASED

BY: Thomas Stephen Jones - Ex

THOMAS STEPHEN JONES, EXECUTOR
Signature of Seller

Davidson County DEEDWARR
Recvd: 01/17/01 12:08 3pgs
Fees:15.00 Taxes:688.94

20010117-0005057

INDIVIDUAL
STATE OF TENNESSEE acw
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, THOMAS STEPHEN JONES, EXECUTOR, 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 **16th** day of January, 2001.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

THE TANLEY LIVING TRUST DATED 9-4-97
4003 BRUSH HILL ROAD
NASHVILLE, TN 37216

Property Address:

4003 BRUSH HILL ROAD
NASHVILLE, TN 37216

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 62-5, PARCEL 3

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 **$186,200.00** 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 **16th** day of **January, 2001.**

Notary Public

My Commission Expires: 5/30/2004

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EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 4, Block I, of the unrecorded portion of Jackson Park, according to a survey made by W.B. Southgate, Surveyor in 1930.

Said Lot. 4 fronts 200 feet on the southerly margin of Winding Way and runs back 270 feet on the westerly line and 200 feet on the easterly line with the westerly margin of Brush Hill Road, to the northerly line of Lot No. 5, measuring 265 feet thereon.

BEING the same property conveyed to CHARLES S. BRITTON AND WIFE, ELIZABETH J. BRITTON, by INSTALLMENT Deed from LURENA BECKER, of record in Book 4547, page 825, Register's Office for DAVIDSON County, Tennessee. The said Elizabeth J. Britton having since died and the property vested by operation of law in her surviving spouse, Charles S. Britton. Charles S. Britton died testate on September 6, 2000, and by his Last Will and Testament filed in the Probate Court for Davidson County, Tennessee, Docket No. 00P-1563, to Will Book 237, page 752, the property vested was devised and bequeathed to his heirs, Thomas Stephen Jones + Dimple Gray Jones. Thomas Stephen Jones, Executor, is vested with full power to sell said property under the deceased's Last Will and Testament.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable (MAP 62-5, PARCEL 3, IN THE ESTIMATED AMOUNT OF 1923.9).

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

3. Sewer easement to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4199, page 555, said Register's Office.