WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/30/01 08:16 2pgs
Fees:11.00 Taxes:222.00
20010130-0008858

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF January, 2001

Notary Public

MY COMMISSION EXPIRES: 4/28/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CLOSING & TITLE SERVICES, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RUEL JONES (NAME)	SAME (NAME)	MAP 133-01
404 ELGIN STREET (ADDRESS)	(ADDRESS)	PARCELS 198.00
NASHVILLE, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	195.00 & 195.01

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, JOHNIE ELAINE WILLIAMS ALEXANDER AND ETTA LOUISE WILLIAMS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RUEL JONES

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:

Tract No. 1:

Being Lots 157, 159 and 161 on the map of Sunrise Heights Second Plan as of record in Book 421, page 46, Register's Office for Davidson County, Tennessee, less and except the southerly 50 feet of said lots as described in the Deed of record in Book 1417, page 104, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Johnie Elaine Williams Alexander and Etta Louise Williams by Quitclaim Deed of record in ook 10296, page 735, Register's Office for Davidson County, Tennessee.

Tract No. 2:

Being Lots Nos. 151, 153 and 155 on the Map of Sunrise Heights Second Plan of record in Book 421, page 46, Register's Office for Davidson County, Tennessee, less and except the southerly 50 feet of said lots as described in the Deed of record in Book 1849, page 501, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Johnie Elaine Williams Alexander and Etta Louise Williams by Quitclaim Deed of record in Book 10296, page 741, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.

CONTINUED

unimproved ( )
This is improved (X) property, known as 3301 SAINDON STREET, NASHVILLE, TN 37211
(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 26th day of January, 2001

Johnie Elaine Williams Alexander
JOHNIE ELAINE WILLIAMS ALEXANDER

Etta Louise Williams
ETTA LOUISE WILLIAMS

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 JOHNIE ELAINE WILLIAMS ALEXANDER AND ETTA LOUISE WILLIAMS

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 GOODLETTSVILLE Tennessee, this 26th day of January, 2001.

Commission expires 4-28-04

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 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 _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

Grantee expressly assumes responsibility for the 2001 Davidson County property taxes when due and payable.

This is not the principal residence of the Grantors.