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 3rd day of April, 2001, by and between HAROLD G. COX and HELEN F. COX, HUSBAND AND WIFE, hereinafter called Grantors, and JAMES O. JONES and MARY W. JONES, 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, HAROLD G. COX and HELEN F. COX, HUSBAND AND WIFE, Grantors, do hereby bargain, sell, transfer and convey unto JAMES O. JONES and MARY W. JONES, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that 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 335 HILLCREST DRIVE, 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.

Harold Cox
HAROLD G. COX
Signature of Seller

HELEN F. COX, Signature
of Seller

Davidson County DEEDWARR
Recvd: 04/09/01 15:42 3pgs
Fees:15.00 Taxes:185.00

20010409-0034902

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, HAROLD G. COX and HELEN F. COX, 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 **3rd** day of April, 2001.

Notary Public

My Commission Expires: 5/30/04

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

JAMES O. JONES and MARY W. JONES, HUSBAND AND WIFE

621 ELLEN DRIVE
GOODLETTSVILLE, TN 37072

Property Address:

335 HILLCREST DRIVE
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 52-2, PARCEL 249

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 **$50,000.00** 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 **3rd** day of **April, 2001.**

Notary Public

My Commission Expires: 5/30/04

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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EXHIBIT 'A'

Land in Davidson County, Tennessee, being the northerly 103 feet of Lot No. 13 on the unrecorded Plan of Rainbow Terrace, Section IV, and described partly from a survey made by T.R. Sanford, Surveyor, August 13, 1953, as follows:

Beginning at a point in the easterly margin of Hillcrest Drive 109.9 feet south of the southeast corner of said Drive and Cheryl Avenue, being the common corner of Lots 13 and 13-A; thence easterly with the line between said lots, 360.68 feet to a point; 98.4 feet south of the south margin of Cheryl Avenue; thence southerly along the center line of TVA transmission line, 103.1 feet to a point, 7 feet north of the common corner of lots Nos. 12 and 13; thence westerly along a line that is 7 feet north of the line between Lots Nos. 12 and 13, 354.54 feet to the east margin of Hillcrest Drive, thence northerly with said Drive 103 feet to the beginning.

BEING the same property conveyed to HAROLD G. COX and HELEN F. COX, HUSBAND AND WIFE, by Deed from MARY R. DAVENPORT, A WIDOW, of record in BOOK 2859 PAGE 445, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable (MAP 52-2, PARCEL 249).

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

3. Sewer easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6530, page 770, Register's Office for Davidson County, Tennessee.