Davidson County DEEDWARR
Recvd: 07/09/01 12:19 2pgs
Fees:13.00 Taxes:251.60

20010709-0072840

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **39891** **FILE BOX "7"**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 68,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 11 DAY OF MAY, 2001.

Notary Public

MY COMMISSION EXPIRES: 5/24/02

LAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires MAY 24, 2002

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
Thomas E. Jones Sr. 3005 Casa Dr. Nashville, Tn 37214	Mortgage Inv. Group 8320 E. Walker Springs Knoxville, Tn 37923	**Map 108-7-A** **PARCEL 5**

FOR AND IN 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 **I, ERIC R. RIDER, UNMARRIED**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS E. JONES, SR., UNMARRIED**

HEREAFTER AFTER 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:

Lot No. 39, Unit No. 5, in a Horizontal Property Regime as shown on the Plan of Revision of Lots 35, 36, 37, 38 & 39, Phase One, Condominium Site Plan, Sections One & Two, Patio Villa, as of record in Plat Book 5800, Page 145, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eric R. Rider, unmarried, by deed from Jodi L. Winkle Burton and husband, Harold Burton of record in Book 10369, page 563, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Deed Book 5970, Page 829, corrected and re-recorded in Book 6014, page 978, as amended in Book 6406, page 799, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and right-of-way for public utilities of record.

Unimproved ( )
This is improved (X) property, known as **3005 Casa Drive, Nashville, Tennessee 37214**

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 MY HAND THIS 11TH DAY OF MAY, 2001.

ERIC R. RIDER

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 ERIC R. RIDER, UNMARRIED, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 11TH day of May, 2001.

NOTARY PUBLIC

My Commission Expires: 5/26/02