BOX 284

01060029

OLD REPUBLIC
National Title Insurance Company
201 Fourth Avenue North Suite 150
Nashville, Tennessee 37219-2011

Davidson County DEEDWARR
Recvd: 07/19/01 15:23 2pgs
Fees:13.00 Taxes:321.90
20010719-0076836

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00

Malcolm R. Bess
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF July, 2001.

Melissa Marsh
NOTARY PUBLIC

My Commission expires: 7-26-2003

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY
Devereaux Cannon, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
MALCOLM R. BESS	(same)	Map:148-3 Parcel:47
(NAME) 208 Benzing Dr	(NAME)	Map: Parcel:
(ADDRESS) Antioch, TN 37013	(ADDRESS)	Map: Parcel:
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FILE # 01060029

Warranty Deed

For and in Consideration Of the sum of $87,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

JOYCE M. JACKSON, A SINGLE PERSON

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

MALCOLM R. BESS

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 307 on the Plan of Section III, Cherokee Hills, as of record in Book 3500, page 79, as follows:

Beginning at a point in the southwesterly margin of Antioch Pike, at the corner of Lots 306 and 307; thence with the line between said lots, southwesterly 113 feet to a point; thence southeasterly 113.3 feet to the northwesterly margin of Cherokee Hills Drive; thence with the margin of the same, northeasterly 106.4 feet to the beginning of a curve; thence around said curve, northerly 78.5 feet to the margin of Antioch Pike; thence with the margin of the same, northwesterly 75 feet to the point of beginning.

Being the same property conveyed to Georgia Sowers and Joyce M. Jackson, as joint tenants with right of survivorship to the survivor, by deed from Rick M. Johnson, Trustee, of record in Book 5566, page 768, said Register's Office. The said Georgia Sowers having since died.

Included in the above description, but excluded therefrom is that portion of the subject property taken by Metro for Right-of-way pursuant to the Agreed Final Order of record in Book 8493, page 499, said Register's Office.

This conveyance is subject to the following:
Metro taxes for 2001, which have been prorated and assumed by the Grantee.
Matters shown on the Plan of record in Book 3500, page 79, said Register's Office.

Title to that portion of the premises embraced within the bounds of any streets, roads or highways.

Drainage Easement retained in the instrument of record in Book 8493, page 499, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 3703, page 311, said Register's Office.

This is improved property known as 1511 ANTIOCH PIKE, Antioch, TN 37013

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 18th day of July, 2001.

Joyce M Jackson

JOYCE M. JACKSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JOYCE M. JACKSON, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at the office this 18th day of July, 2001.

Melissa Marsh

NOTARY PUBLIC

My Commission expires: 11-26-2003

NOTARY PUBLIC AT LARGE
MELISSA MARSH
DAVIDSON COUNTY, TENN.