40-A

This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Attorneys at Law
339 Main Street, Suite 100
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 07/30/01 16:12 2pgs
Fees:13.00 Taxes:825.10
20010730-0080728

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Jerry H. Jones, Jr. Erin L. Jones 509 Leonard Ridge Court Nashville, TN 37221	Wells Fargo Home Mortgage P. O. BOX 5910 (CPI #591) SPRINGFIELD, OH 45501-5910	155-16-0-A-166.00 CO

WARRANTY DEED

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, we, **Thomas H. Sutherland and Deborah L. Sutherland, husband and wife,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Jerry H. Jones, Jr. and Erin L. Jones, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> BEING Lot No. 181 on the Plan of Traceside Section Seven, of record in Book 9700, page 423, RODC, TN, to which plan reference is hereby made for a more complete and accurate description thereof.
>
> BEING the same property conveyed to Thomas H. Sutherland and wife, Deborah L. Sutherland by deed from Centex Homes, a Nevada General Partnership, of record in Book 11106, page 245, Register's Office of Davidson County, TN.

SUBJECT TO THE FOLLOWING:

1. 2001 Taxes are a lien, but not yet due and payable.
2. Restrictive Covenants in Book 9435, page 493, Book 9677, page 675, Register's Office for Davidson County, TN.
3. All matters of record in Book 2700, page 423, Register's Office for Davidson County, TN.
4. Charter of Homeowners Association in Book 9668, page 894, Register's Office for Davidson County, TN.
5. By-Laws of Homeowners Association in Book 9668, page 899, Register's Office for Davidson County, TN.

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 COVENANT with the said Grantees that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE 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.

This improved property is known as:

509 Leonard Ridge Court, Nashville, TN 37221.

WITNESS OUR HANDS THIS 27th DAY OF JULY, 2001 IN FRANKLIN, TENNESSEE.

THOMAS H. SUTHERLAND

DEBORAH L. SUTHERLAND

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, **Thomas H. Sutherland and wife, Deborah L. Sutherland,** the within named bargainor(s) with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 27th day of July, 2001 in Franklin, TN.

THOMAS H. SUTHERLAND NOTARY PUBLIC AT LARGE

Notary Public

My commission expires: 7-19-03

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $223,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 27th day of July, 2001, in Franklin, Tennessee.

Notary Public

ANDREW B. GIBSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7/26/03

My Commission Expires July 3