PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 07/31/01 10:31 3pgs
Fees:18.00 Taxes:397.75

20010731-0080892

WARRANTY DEED

THIS INDENTURE is made and entered into this 30th day of July, 2001, by and between PETER S. TYDA, UNMARRIED, hereinafter called Grantor, and SPERRY S. JONES, hereinafter called Grantee.

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, PETER S. TYDA, UNMARRIED, Grantor, does hereby bargain, sell, transfer and convey unto SPERRY S. JONES, hereinafter referred to as Grantee, his/her 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 Grantor 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 1913 GULF BREEZE PLACE, 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 Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Peter S Tyda

PETER S. TYDA
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, PETER S. TYDA, UNMARRIED, the within named bargainors, 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, at office, this **30th** day of July, 2001.

Notary Public

My Commission Expires:_____

MELODY R. WILSON NOTARY PUBLIC AT LARGE Commission exp. 8-19-2001 RUTHERFORD COUNTY, TENNESSEE

Name and Address of Property Owner:

SPERRY S. JONES

Property Address:

1913 GULF BREEZE PLACE
MADISON, TN 37115

Person Responsible for Taxes:

Map & Parcel #: MAP 82-8-A-6-C

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 **$107,500.00** 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 **30th** day of **July, 2001.**

Notary Public

My Commission Expires: _____

MELODY R. WILSON NOTARY PUBLIC AT LARGE Commission exp. 8-19-2001 RUTHERFORD COUNTY, TENNESSEE

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

BEING Lot. No. 6, on the plan of Phase One, Section One, Heron Walk, of record in Plat Book 9700, Page 173, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to PETER S. TYDA, UNMARRIED, by Warranty Deed from ALLEN EARPS AND WIFE, BETTY F., of record in Book 10478, page 180, 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 82-8-A-6-C).

2. All matters as set forth on the Plan of Heron Walk, Phase One, Section One, of record in Plat Book 9700, page 173, said Register's Office.

3. P.U.D Boundary Plat of Heron Walk, of record in Plat Book 9700, page 483, said Register's Office.

4. Declaration of Covenants, Conditions and Restrictions of record in Deed Book 10095, Page 464, Register's Office for DAVIDSON County, Tennessee.

5. Charter of Heron Walk Homeowners Association, Inc., of record in Book 10125, page 449, said Register's Office.

6. By-laws of Heron Walk Homeowners Association of record in Book 10170, page 124, said Register's Office.