Return to:
CASTLEMAN TITLE & ESCROW, INC.
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

47

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

Davidson County DEEDWARR
Recvd: 08/14/01 14:53 3pgs
Fees:18.00 Taxes:449.55
20010814-0087781

WARRANTY DEED

THIS INDENTURE is made and entered into this 6th day of August, 2001, by and between CATHERINE R. JONES, UNMARRIED, hereinafter called Grantor, and P. LYNNE REYNOLDS and COLLEEN J. CARSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 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, CATHERINE R. JONES, UNMARRIED, Grantor, does hereby bargain, sell, transfer and convey unto P. LYNNE REYNOLDS and COLLEEN J. CARSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 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 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 3921 IVY DRIVE, NASHVILLE, TN 37216.

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 Grantees 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 herself and her 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 hand and seal of Grantor on the day and year first above written.

Catherine R. Jones by her Attorney-in-Fact
Andrew R Jones

CATHERINE R. JONES
Signature of Seller

By her Attorney-in-Fact,
Andrew R. Jones, pursuant to powers granted him by a Durable Power of Attorney recorded simultaneously herewith.

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **6th** day of **August, 2001** before me personally appeared ANDREW R. JONES dec'd, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of CATHERINE R. JONES, and acknowledged that he/~~she~~ executed the same as the free act and deed of said CATHERINE R. JONES.

Witness my hand, at office, this **6th** day of **August, 2001.**

Notary Public

DENISE CALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

P. LYNNE REYNOLDS and COLLEEN J. CARSON

3921 IVY DRIVE
NASHVILLE, TN 37216

Property Address:

3921 IVY DRIVE
NASHVILLE, TN 37216

Person Responsible for Taxes:
New Owners

Map & Parcel #: MAP 73-1, PARCEL 194

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 **$121,500.00** 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 **6th** day of **August, 2001.**

Notary Public

My Commission Expires: 11/24/01

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

EXHIBIT 'A'

BEING Lot No. 58 on the Plan of Moss Rose Heights, Section 4, as of record in Book 1835, page 103, Register's Office for said County.

Said Lot No. 58 fronts 76.0 feet on the southwesterly margin of Ivy Drive and runs back between parallel lines 231.08 feet on the northwesterly line and 248.25 feet on the southeasterly line, to a dead line in the rear, measuring 77.91 feet thereon.

Being the same property conveyed to ROY LEE JONES, JR., AND WIFE, CATHERINE R. JONES, by WARRANTY Deed from WILLIAM A. KAY E. ROBERTS, of record in Deed Book 5536, page 34, Register's Office for DAVIDSON County, Tennessee. The said Roy Lee Jones, Jr., and Catherine R. Jones have since divorced by Final Decree of Divorce filed in the Second Circuit Court for Davidson County, Tennessee, Docket No. 99D-2558. Roy Lee Jones, Jr., subsequently conveyed all of his right, title and interest in and to the property to CATHERINE R. JONES by Quitclaim Deed of record in Instrument No. 20010814-0087779, 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 73-1, PARCEL 194, 2000 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 1001.7).

2. Easement for sanitary sewer and/or storm drainage, to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4044, page 717, said Register's Office.

3. All matters as set forth on the Plan of Moss Rose Heights, Sections 3 and 4, of record in Plat Book 1835, page 103, said Register's Office, which plan includes a 40-foot minimum building setback line from Ivy Drive; a 10-foot public utility and drainage easement along the rear lot line.

4. Restrictive Covenants recorded in Deed Book 1153, Page 283,
Deed Book 1391, page 3, Deed Book 1905, page 112, and Deed Book 1916, page 394 Register's Office for DAVIDSON County, Tennessee.

Andrew R. Jones, executes this instrument for and in behalf of Catherine R. Jones, pursuant to powers granted him in a Durable Power of Attorney which is being placed of record simultaneously herewith in the Register's Office for Davidson County, Tennessee, as Instrument No. 20010814-0087780.