Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 08/21/01 12:04 2pgs
Fees:13.00 Taxes:629.00

20010821-0090171

39-B
File #01-1409

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Gary M. Jones, and wife Michelle Facchinello Jones, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto [redacted] Betty A. Ivey, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 2-A, Zone Lot Division, James N. Stansell, Jr. Property of record in Book 6200, page 96, as amended in Book 6250, page 534, said Register's Office.

Included in the above description but excluded from the conveyance is a portion of land, which is recorded in Instrument No. 20010517-0051416, Register's Office for Davidson County, TN, as follows:

Beginning at the point of intersection of the existing south margin of SR.254 and the southeast boundary of the Nancy P. McCullough property; thence with said existing margin easterly 78 feet, more or less, to a point; thence with the northwest boundary of the Gilbert B. Bosse, Jr. property south 39 deg. 56' 16" west 95.81 feet to a point, said point being 105.594 feet right of SR.254 proposed centerline station 8+406.593; thence with the proposed south margin of said road south 89 degrees, 53' 03" west 84.97 feet to a point, said point being 119.222 feet right of SR.254 proposed centerline station 8+400.592; thence with the said southeast boundary north 39 degrees, 57' 34" east 108.27 feet to the point of beginning, containing 0.152 acres and being part of the same property conveyed by a Joint Venture of G.M. Builders, Inc. and F.P.C. Properties to G.M. Builders, Inc. as of record in Book 6858, page 98, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gary M. Jones by Quitclaim Deed of record as instrument # 20010821-0090170 Registers office for said County, and also being the same property conveyed to G.M Builders, Inc, by deed of record in Book 6858, page 98, RODC. Michelle Facchinello Jones joins in the execution of this instrument to convey any marital interest she may have in the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1245 Old Hickory Blvd., Nashville TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 15th day of August, 2001

Gary M. Jones

Michelle Facchinello Jones

State of Tennessee)
County of Davidson)

On this 15th day of August, 2001, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Gary M. Jones and Michelle Facchinello Jones, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 9-29-2007

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 170,000.00.

Affiant

Sworn and subscribed before me on this the 15th day of August, 2001.

Notary Public

My Commission Expires: 9-29-2007

NEW OWNER:
Robert J. Ivey
Betty A. Ivey
1245 Old Hickory Blvd.
Nashville, TN 37027

RESPONSIBLE FOR TAX PAYMENT:
SAME

TAX MAP-PARCEL #:
159-0-205