This Instrument Prepared By:
Broker's Escrow Services, Inc.
211 Donelson Pike, Suite 2, P. O. Box 140255
Nashville, Tennessee 37214

ADDRESS NEW OWNER:
JERRY M. JONES
2258 Lebanon Rd. Unit 50
Nashville, Tennessee 37214

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
AmSouth Bank Home Equity
P.O.Box 830721
Birmingham, AL 35283-0721

MAP **95-03**
GROUP **A**
PARCEL **50-CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **HAZEL R. SHOCKLEY, single** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **JERRY M. JONES, unmarried**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 50 on the Plan of Magnolia Square Condominiums, according to the Master Deed of record in Book 6685, Page 253 in the Register's Office of Davidson County, Tennessee, and as shown on the Plan of Magnolia Square Condominiums appended as Exhibit "B" to the Master Deed of Record in Book 6685, Page 275, in the Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more particular description.

Being the same property conveyed to HAZEL R. SHOCKLEY, a widow, by deed from Karen Eloise Hoover f/k/a Karen Eloise Simms and husband, Rodney Wayne Hoover dated July 26, 2000, of record in Instrument no. 200007280074776, Register's Office for Davidson County, Tennessee.

This is improved property known as 2258 Lebanon Rd. Unit 50, Nashville, Tennessee 37214.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et. seq.
2. Subject to Master Deed establishing a Horizontal Property Regime of Magnolia Square Condominiums, of record in Book 6685, Page 253 and appended in Book 6685, Page 275 and supplement of record in Book 8145, Page 401 and amended in Book 10320, Page 582 Register's Office for Davidson County. Tennessee, and the By-laws appended thereto, including liens for assessments as provided therein, easement and restrictions as contained therein of record of Book 6685, Page 277 Register's Office for Davidson County, Tennessee to which reference is here made for the complete and exact terms, details and requirements thereof.
3. Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 6685, page 253, said Register's Office.
4. Subject to Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.
5. Subject to Homeowner' Association dues and/or fees, of record in Book 6684, Page 626 Register's Office for said County.

Davidson County DEEDWARR
Recvd: 10/01/01 16:34 2pgs
Fees:13.00 Taxes:257.15
20011001-0105904

6. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

7. Subject to all of those facts, conditions and limitations and all matters affecting said premises shown on the Plat of record in Plat Book 5200, Page 702 and Plat Book 6685, page 275, Register's Office for Davidson County, Tennessee.

8. Property is subject to Charter of Magnolia Square Condominium Association of record in Book 6685, Page 287, Register's Office for Davidson County, Tennessee.

9. By-Laws contained in an instrument of record in Book 6684, page 626, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

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, his heirs and assigns, forever; and,

GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 25th day of September, 2001.

HAZEL R. SHOCKLEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **HAZEL R. SHOCKLEY, single**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of September, 2001.

NOTARY PUBLIC

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON CO., TENN.

My Commission Expires September 13, 2003

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $69,500.00.

AFFIANT

Subscribed and sworn to before me on this 25th day of September, 2001.

NOTARY PUBLIC

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON CO., TENN.

My Commission Expires September 13, 2003