RETURN TO:

TAYLOR TITLE & ESCROW, INC.
305 RAYON DRIVE
OLD HICKORY, TN 37138

~~I hereby certify this is a true and exact copy of the original.~~

1078

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $92,500.00.

Subscribed and sworn to before me, this 28th day of December, 2001.

JAMIE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires:

MY COMMISSION EXPIRES SEPTEMBER 24, 2005

Affiant

Notary Public

Davidson County DEEDWARR
Recvd: 01/02/02 11:32 2pgs
Fees:13.00 Taxes:342.25

20020102-0000281

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
305 RAYON DRIVE
OLD HICKORY, TENNESSEE 37138

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
HARRY JONES, ~~unmarried~~ MARRIED 3220 DOVE PLACE NASHVILLE, TN 37218 MAP & PARCEL NO. 059-13-0/068.00	ABN AMRO MORTGAGE GROUP, INC. 2600 W. BIG BEAVER ROAD TROY, MI 48084

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

BARBARA SINGH, a life estate with remainder to TANYA SINGH,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

HARRY JONES, ~~unmarried~~ a married man,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING Lot No. 80 on the Map of Treppard Heights Subdivision, Section VI, as of record in Book 2900, page 11, Register's Office for Davidson County, Tennessee.

SAID Lot No. 80 fronts 145 feet on the northwest side of Dove Place and extends back 339.7 feet on the northeast line and 352.8 feet on the southwest line, to a dead line in the rear on which it measures 95 feet.

BEING the same property conveyed to Barbara Singh, a life estate with remainder to Tanya Singh by Quitclaim Deed from Alvin R. Singh and wife, Barbara Singh, dated November 15, 1992 and filed of record on November 18, 1992, in Book 8790, page 29, Register's Office for Davidson County, Tennessee. See also Instrument of record in Book 5569, page 311.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2001, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 2900, PAGE 11; (C) RESTRICTIVE COVENANTS OF RECORD IN BOOK 2752, PAGE 213; AND (D) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 3220 DOVE PLACE, NASHVILLE, TN 37218

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, FOREVER; AND WE DO COVENANT WITH THE SAID GRANTEES THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAVE A GOOD RIGHT TO CONVEY IT, AND THE SAME IS UNENCUMBERED, UNLESS OTHERWISE HEREIN SET OUT; AND WE DO 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.

WITNESS MY HAND THIS 28TH DAY OF DECEMBER, 2001.

Barbara Singh
BARBARA SINGH

By Barbara Singh
Tanya Singh
TONYA SINGH by atty-in-fact
Barbra Singh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of December, 2001, before me personally appeared Barbara Singh and ~~Tonya~~ TANYA Singh, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

My Commission Expires:

JAMIE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES SEPTEMBER 24, 2005

Jamie L. Taylor
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of December, 2001, before me personally appeared Barbra Singh to me known to be the person who executed the foregoing instrument in behalf of Tanya Singh as her attorney-in-fact and acknowledged that she executed the same as the free act and deed of said Tanya Singh. Witness my hand this 28th day of December, 2001.

Jamie L. Taylor

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WARRANTY DEED

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JAMIE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES SEPTEMBER 24, 2005