Davidson County DEEDWARR
Recvd: 02/19/02 15:06 2pgs
Fees:13.00 Taxes:473.60
20020219-0021211

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 14th day of February, 2002.

Notary Public

My Commission Expires: 8-14-05

RUSSELL JOHNSON
NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES AUG. 14, 2005
WILLIAMSON COUNTY, TENN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Cory G. Jones
2936 Mossdale Drive
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
150-050-248.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Adam J. Callis and wife, Laura E. Callis,** hereinafter referred to as Grantors, hereby transfers and conveys to **Cory G. Jones, a single person, and Clyde R. Jones and Dora Jones, husband and wife,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 277 on the Plan of Cherry Hills, Section VI, of record in Plat Book 4300, page 176, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Adam J. Callis and wife, Laura E. Callis by deed from Glenn Dalton Bush and wife, Theresa Blake Bush of record in Book 9686, page 959, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 4300, page 176, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4622, page 220, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2936 Mossdale Drive, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 14th day of February, 2002.

Adam J. Callis

Adam J. Callis

Laura E. Callis

Laura E. Callis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Adam J. Callis and Laura E. Callis, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of February, 2002.

Notary Public

8-14-05

My Commission Expires

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES AUG. 14, 2005 WILLIAMSON COUNTY, TENN.