This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

115 3828
758 3424

ADDRESS NEW OWNER:
Larry D. Jones, Sr.
2124 N. Greenhill Road
Mt. Juliet, Tennessee 37122

SEND TAX BILL TO:
Owner

Davidson County DEEDWARR
Recvd: 03/26/02 08:47 3pgs
Fees:18.00 Taxes:462.50
20020326-0036270

MORTGAGEE:

MAP **64-11-0-A**
GROUP
PARCEL **77.00CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher S. Dozier and wife, Rebekah Louise Cox (now Dozier)** hereinafter called the Grantors, have bargained and sold, and by these presents, do transfer and convey unto **Larry D. Jones, Sr. and wife, Nancy L. Jones, Trustees, UAD dated February 3, 2000 of the Jones Revocable Living Trust and any successors in trust and any amendments thereto,** hereinafter called the Grantees, their 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 Lot No. 77 on the Plan of Caleb Chase, a Planned Unit Development, as of record in Plat Book 6250, page 821 and 822, Register's Office for Wilson County, Tennessee.
>
> Being the same property conveyed to Christopher S. Dozier and Rebekah Louise Cox by deed from James K. Hannah dated April 30, 1996, of record in Book 10036, page 378, Register's Office for Davidson County, Tennessee.

This is improved property known as 301 Cameron Court South, Hermitage, Tennessee 37076.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2002, a lien not yet due and payable. Map 64-11-0-A, Parcel 77.00CO. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2002 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to Declaration of Covenants, Conditions, and Restrictions and By-Laws for Caleb Case contained in instruments of record in Book 6777, page 453, corrected in Book 6783, page 805, amended in Book 7189, page 553 said Register's Office, and to which instruments reference is here made for the complete and exact terms, details and requirements thereof.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 6250, pages 821 and 822, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines and easements as depicted on said plat and health department rules and regulations. Reference is here made to said Plat for a complete depiction of all matters thereupon.

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,

Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said s, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 1st day of March, 2002.

Christopher S. Dozier

Rebekah Louise Cox (now Dozier)

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Christopher S. Dozier and wife, Rebekah Louise Cox (now Dozier)**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of March, 2002.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 12/15/2004

PATRICIA M. GWIN
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.
My Comm

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $125,000.00.

AFFIANT

Subscribed and sworn to before me on this 1st day of March, 2002.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 12/15/2004

PATRICIA M. GWIN
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.
My Comm