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

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

MORTGAGEE:

Davidson County DEEDWARR
Recvd: 04/11/02 09:29 3pgs
Fees:18.00 Taxes:407.00
20020411-0044756

SEND TAX BILL TO
Owner

MAP **064-11-0-A**
GROUP
PARCEL **78.00CO**

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, **Billie Dean Davis, a widow,** hereinafter called the Grantor, has bargained and sold, and by these presents, does transfer and convey unto **Larry D. Jones, Sr. and wife, Nancy L. Jones, UAD 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:

Being Lot No. 78 on the Plan of Caleb Chase, a Planned Unit Development, of record in Book 6250, pages 821 and 822, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ray Brown Davis and wife, Billie Dean Davis, unmarried by deed from Joni Shelton Coleman and husband, Jeffrey L. Coleman dated January 28, 1996, of record in Book 9931, page 727, Register's Office for Davidson County, Tennessee. The said Ray Brown Davids has since died.

This is improved property known as 910 Chase Boulevard, Nashville, 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 064-11-0-A, Parcel 78.00CO. 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 all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

3. Subject to restrictive covenants contained in an instrument of record in Trust Deed Book 4465, page 109, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

4. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 6250, page 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,

Grantor does covenants with the said Grantees 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 Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 8th day of April, 2002.

Billie Dean Davis

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Billie Dean Davis, unmarried**, 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 8th day of April, 2002.

Patricia M. Gwin
NOTARY PUBLIC

PATRICIA M. GWIN
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE
My Commission Expires Dec. 15, 2004

My Commission Expires: 12/15/2004

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $110,000.00.

AFFIANT

Subscribed and sworn to before me on this 8th day of April, 2002.

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

PATRICIA M. GWIN
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE
My Commission Expires Dec. 15, 2004