Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is ~~$120,000.00~~ 129,500.00

Pamela N. Mitchell
Affiant

Subscribed and sworn to before me, this 30th day of April, 2002.

Gail C. Victory
Notary Public
My commission expires: 03/28/04

GAIL C. VICTORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES JAN. 25, 2003

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Brian Talbot 3008 Glenboro Drive Hermitage TN 37076	Same	19.087.01-0A-082.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, C. Brendan Jones and wife, Kylene D. Jones, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Brian Talbot, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 124 on the plan of Section Two, Chesney Glen, of record in Plat Book 9700, page 434, of record in Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to C. Brendon Jones and wife, Kylene D. Jones, by deed from Beazer Homes Corp. d/b/a Phillips Builders, of record in Book 11051, Page 675, said Register's Office.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 3008 Glenboro Drive, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 30th day of April, 2002.

C. Brendan Jones

Kylene D. Jones

Davidson County DEEDWARR
Recvd: 05/07/02 13:21 2pgs
Fees:13.00 Taxes:479.15

20020507-0056152

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, C. Brendan Jones and Kylene D. Jones, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 30th day of April, 2002.

Notary Public

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission expires 03/28/04

After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027

DATN 01039

F/o Box 33B