39-B

Prepared by and return to:
Elite Title Company LLC
109 Westpark Drive, Suite 100
Brentwood, Tn 37027
(615) 850-4221

Warranty Deed

Davidson County DEEDWARR
Recvd: 05/20/02 13:23 3pgs
Fees:18.00 Taxes:382.95
20020520-0061401

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael Jones and Earlene Jones,** hereafter referred to as "Grantor(s)") have this day, bargained and sold and do hereby transfer and convey unto **Morgan L. Krim**, (hereinafter referred to as "Grantee(s)"), and assigns, forever, that certain parcel of real estates located in **DAVIDSON** County, State of Tennessee, and being described as follows, to-wit:

See Exhibit A

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), its successors and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 17th **day of** May, **2002.**

Michael Jones
Michael Jones

Earlene Jones
Earlene Jones

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public and for said County and State aforesaid, personally appeared **Michael Jones and Earlene Jones**, whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and official seal, this 17th **day of** May **2002.**

Notary Public
My Commission expires:

LOLA A. TAYLOR NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

MY COMMISSION EXPIRES:
February 22, 2004

STATE OF TN
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$103,500.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 17th **day of** May **2002.**

Notary Public
My Commission expires:

LOLA A. TAYLOR NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

MY COMMISSION EXPIRES:
February 22, 2004

Map and Parcel: 105-09-236.00

Address of New Owner:
1000 Bate Avenue
Nashville, TN 37204

Send Tax Bills To:

Same

6020141

EXHIBIT "A"

Being the east part of Lot No. 16 on the map of Criddle's Subdivision of the Lawrence Lands as of record in Book 57, Page 84, Register's Office for Davidson County.

Being the same property conveyed to Michael Jones and wife, Earlene Jones from Cordelia L. Charter, Richard W. Jordan and Maxi E. Braden by Warranty Deed dated 2-29-88 and recorded 3-4-88 in Book 7484, Page 49, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters of record on plat in Plat Book 57, Page 84, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all zoning regulations, building restrictions, easements, rights to public utilities, or other governmental regulations applicable to the foregoing property. The current year taxes have been prorated and are assumed by the grantee(s).