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

ADDRESS NEW OWNER:
Sandra F. Mang
301 Cameron Court South
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Owner

MORTGAGEE:
Bank of the South
551 N. Mt. Juliet Road
Mt. Juliet, Tennessee 37122

MAP **064-11-0-A**
GROUP
PARCEL **77.00CO**

Davidson County DEEDWARR
Recvd: 06/21/02 14:28 3pgs
Fees:18.00 Taxes:503.20
20020621-0075199

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **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 Grantors, have bargained and sold, and by these presents, do transfer and convey unto **Sandra F. Mang, unmarried**, hereinafter called the Grantee, her 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 Larry D. Jones, Sr. and wife, Nancy L. Jones by deed from Christopher S. Dozier and wife, Rebekah Louise Cox Dozier dated March 1, 2002, of record in Instrument 20020326-0036270, 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 064-11-0-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 all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

3. Subject to Declaration of Covenants, Conditions, and Restrictions and By-Laws for Caleb Chase contained in an instrument of record in Book 6777, page 453 corrected in Book 6783, page 805, amended in Book 6783, page 805, amended in Book 7189, page 553, 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 Grantee, her heirs and assigns, forever; and,

Grantors do covenant with the said Grantee 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 Grantees, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hand this the 13th day of June, 2002.

Larry D. Jones, Sr.

Nancy L. Jones

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Larry D. Jones, Sr. and wife, Nancy L. Jones**, 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 13th day of June, 2002.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 12/15/2004

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

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $136,000.00.

AFFIANT

Subscribed and sworn to before me on this 13th day of June, 2002.

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

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