Davidson County DEEDWARR
Recvd: 07/02/02 14:14 2pgs
Fees:13.00 Taxes:601.25

20020702-0079523

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER ~~IS G~~REATER, FOR THIS TRANSFER IS $162,500.00

x _____
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of June, 2002.

_____
Notary Public

My Commission Expires: 11/4/05

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Christopher S. Herb and Claire Fajardo Herb
5000 Danby Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
AmSouth Bank
2050 Parkway Office Cir.-2nd Floor
Birmingham, AL. 35244

MAP-PARCEL NUMBERS:
147-090-081.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **David A. Jones and wife, Becky B. Jones** hereinafter referred to as Grantors, hereby transfers and conveys to **Christopher S. Herb and Claire Fajardo Herb, husband and wife,** hereinafter referred to as Grantees, their heirs 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. 175 on the Map of Caldwell Country Estates, Section 1, as of record in Book 2663, page 68, Register's Office for said County.

Said Lot No. 175 begins at a point in the northeast margin of Danby Drive, the common front corner of Lots Nos. 175 and 176; thence with the line between said lots, 220.0 feet northeast to the common rear corner of said lots; thence northwest 180.0 feet to a point in the southeast margin of Darlington Road; thence with said margin 197.0 feet southwest to a point which is the beginning of a curve with a radius of 25.0 feet; thence 39.27 feet to the left around said curve to a point in the northeast margin of Danby Drive; thence with said margin, 155.0 feet to the beginning.

Being the same property conveyed to David A. Jones and wife, Becky B. Jones by Warranty Deed from F.C. Branan, Mary B. Fanning and James Daniel Branan, Individually and as Executor of the Estate of Alma W. Branan of record in Book 8896, Page 706, Register' s Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 2663, Page 68 and 69, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

Any matters that would be revealed by an accurate survey.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5000 Danby Drive, Nashville, Tennessee 37211.

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 I do covenant with the said **GRANTEES** that I am lawfully seized 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; and I do further covenant and bind myself, my 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. 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 28th day of June, 2002.

David A Jones

David A. Jones

Becky B Jones

Becky B. Jones

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David A. Jones and wife, and Becky B. Jones, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of June, 2002.

THOMAS SIDNEY NOTARY PUBLIC LARGE WILLIAMSON COUNTY

Notary Public

My Commission Expires: 11/2/05

05645-BP