Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #02-1350

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael Leggett, and wife, Yvonne Leggett**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mary Jan Jones, unmarried**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

SEE EXHIBIT 'A' FOR LEGAL

Being the same property conveyed to Michael Leggett and Yvonne Leggett by deed from Deana C. Hood, as Substitute Trustee, of record in Instrument No. 20010622-0066343, Registers office for said County.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 604 Vantrease Road, Madison TN 37115.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 28th day of June, 2002

Michael Leggett **Yvonne Leggett**

Davidson County DEEDWARR
Recvd: 07/03/02 16:05 3pgs
Fees:18.00 Taxes:425.50
20020703-0080654

State of Tennessee)
County of Davidson)

On this 28th day of June, 2002, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Michael Leggett and Yvonne Leggett, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-05

KENNETH M. BAILEY NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 115,000.00.**

Affiant

Sworn and subscribed before me on this the 28th day of June, 2002.

Notary Public

My Commission Expires: 7-30-05

KENNETH M. BAILEY NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**	**TAX MAP-PARCEL #:**
Mary Jan Jones	**CTX Mortgage**	**51-3-23**
604 Vantrease Drive	**801 94th Avenue No.**	
Madison, TN 37115	**St. Petersburg, FL 33702**	

EXHIBIT A

LEGAL DESCRIPTION:

LAND in Davidson County, Tennessee, being Lot Nos. 19,20,21, & 22 of Block D o the Map of Marthonna, not of record, described according to a survey made by R.L. Montoy-Land Surveying, dated April 19, 1978, as follows:

BEGINNING at an iron pin located in the southerly margin of Vantrease Road, formerly Ezell Road) said point being 100 feet, more or less east of the intersection of Marthona Road and Vantrease Road, and being the Northeast corner of this described tract, thence with the southerly margin of Vantrease Road South 82 deg. 48'16" East 100.00 feet to an iron pin, said point being the Northwest corner of the Dale Horne property as recorded in Book 4234, page 910, said Register's Office, and also being the Northeast corner of this described tract, thence leaving the southerly margin of said road with the west line of the Horne property South 7 deg. 49'01" West 347.00 feet to an iron pipe in the North property line of Lot No. 125, Pleasant Acres Subdivision, Section 2 as of record in Book 2133, page 75, said Register's Office, and also being the Southeast corner of this described tract, thence with the North property line of Lots Nos. 125 and 126 of said subdivision North 84 deg. 03'53" West 100.00 feet to an iron pin, said point being the Southeast corner of the above mentioned J.R. Madd property, thence with the east line of the Madd property North 7 deg. 48'55" East 349.20 feet to the point of beginning, containing 34,794 feet, o.80 acres, more or less.

BEING the same property conveyed to Earline L. Carpenter, Anita L. Vaugn, both unmarried by deed from Charles H. Minchey and wife, Helen L. Minchey of record in Book 5277, page 686, said Register's Office.

M SS