RECORD & RETURN TO:
FILE BOX 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22 DAY OF July, 2002.

NOTARY PUBLIC

Davidson County DEEDWARR
Recvd: 07/23/02 10:30 2pgs
Fees:13.00 Taxes:980.50

20020723-0088231

THIS INSTRUMENT WAS PREPARED BY:
J. Michael Morgan, Esq.
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #18551SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
James O. Jones Barbara D. Jones 2629 South Highlands Drive Nashville, TN 37221	Tennessee Commerce Bank 381 Mallory Station Road, Ste 207 Franklin, TN 37067	142-16-C-27-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Richard A. Speitel, unmarried and Samuel L. Panter, unmarried**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **James O. Jones and wife, Barbara D. Jones,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 27, on the Plan of Devon Highlands, Phase II, as of record in Book 7900, page 517, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard A. Speital and Samuel L. Panter, both unmarried, by Deed from Timothy Ray Rushlow and wife, Mary Jane Rushlow, of record in Book 10288, page 738, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2002 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Book 7900, page 517, Register's Office for Davidson County, Tennessee; and
4. All matters appearing on the Devon Hills Open Space Dedication Plat of record in Book 9700, page 743, Register's Office for Davidson County, Tennessee; and
5. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restriction for Devon Hills, of record in Book 7517, page 283, and as amended in Book 7517, page 367 and in Book 8180, page 222, in Book 8120, page 402, in Book 8181, page 62, in Book 8180, page 232, in Book 8712, page 618, in Book 8712, page 620 and in Book 9150, page 182 and in Book 9492, pages 594 and 600, and the By-Laws of Devon Hills Community Association, Inc., appended thereto, of record in Book 7515, page

344, as amended in Book 10692, page 753, Register's Office for Davidson County, Tennessee; and

6. Charter of Devon Hills Community Association, Inc., of record in Book 7520, page 564, Register's Office for Davidson County, Tennessee; and
7. All matters as shonw on the Boundary Plat of Devon Hills, of record in Book 6900, page 398, Register's Office for Davidson County, Tennessee; and
8. Stormwater Detention Agreement of record in Book 8611, page 31, Register's Office for Davidson County, Tennessee; and
9. Subject to the lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.

This property is also known as improved property located at **2629 South Highlands Drive, Nashville, TN 37221.**

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hands this 22 day of July, 2002.

Richard A. Speitel

Samuel L. Panter

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On July 22, 2002, before me personally appeared Richard A. Speitel and Samuel L. Panter 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 that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal this 22nd day of July, 2002.

NOTARY PUBLIC