Davidson County DEEDWARR
Recvd: 03/05/03 10:12 3pgs
Fees:18.00 Taxes:436.60
20030305-0028922

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

Ruel Jones	New Owner	Map 175-04-0-A
P.O. Box 110584		Parcel 2CO
Nashville, TN 37222		11375 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Thedis A. Modisette and wife, Kathryn J. Modisette** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Ruel Jones, an unmarried person** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 1-B Park Place Subdivision, a Private Element Horizontal Property Regime, located on Smokey Mountain Place, Antioch, Davidson County, Tennessee, and described in a Master Deed for park Place Subdivision, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20010214-0014161, re-recorded of record as Instrument No. 20010702-006590, Register's Office for Davidson County, Tennessee, as amended of record as Instrument No. 20011019-0114191, re-recorded as Instrument No. 20011212-0136927, said Register's Office, to which reference is hereby made.

Being the same property conveyed to Thedis A. Modisette and wife, Kathryn J. Modisette, by deed of record as Instrument Number 200204120045485, said Register's Office.

This is improved property commonly known as 3903 Parks Retreat, Antioch, Tennessee 37013.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.
2. Master Deed of record as Instrument No. 20010214-0014161, and re-recorded of record as Instrument No. 20010702-0069590, as amended of record as Instrument Number 20011019-0114191 and re-recorded amendment of record as Instrument Number 20011212-0136927, said Register's Office.
3. Sewer Drainage and construction Easement of record in Deed Book 11491, page 719, said Register's Office.
4. Deed of Easement of record in Deed Book 11539, page 799, said Register's Office.

5. Storm Water Detention Agreement of record in book 11672, page 447, said Register's Office.
6. Easement to Nashville Gas of record in Deed Book 5897, page 191, said Register's Office.
7. TVA Easement of record in Deed Book 435, page 607, said Register's Office.
8. Lease Agreement of record in Book 10918, page 497, said Register's Office.
9. Matters shown on the Plan of record as Instrument Number 20010129-0008316, said Register's Office.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $118,000.00.

Affiant

Subscribed and sworn to before me this 3rd day of March, 2003.

Notary Public

My Commission Expires: ROBERT JOHN NOTESTINE NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES SEP. 24, 2005

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 3rd day of March, 2003.

Thedis A. Modisette

Kathryn J. Modisette

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Thedis A. Modisette and wife, Kathryn J. Modisette, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of **March, 2003**.

ROBERT JOHN NOTESTINE
NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES SEP. 24, 2005

Notary Public

My Commission Expires: