Box 1

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Anna E. Bure
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2003.

Jennifer Fisher
Notary Public

MY COMMISSION EXPIRES: ~~January 25, 2006~~ 9/5
(AFFIX SEAL) 8/26/07

JENNIFER FISHER NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

Davidson County DEEDWARR
Recvd: 05/02/03 15:15 2pgs
Fees:13.00 Taxes:499.50

20030502-0059098

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deanna Rupa	**Countrywide Home Loans, Inc.**	136-11-1
(NAME)	(NAME)	
3644 Anderson Road	**7105 Corporate Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**Plano, TX 75024**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Robert S. Jones Jr. and wife Yvonne C. Jones**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Deanna Rupa and husband Nick Rupa**, HEREINAFTER CALLED THE 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. 1 on the Plan of Revised Priest Lake Park, Section 1 of record in Plat Book 3842, Page 243, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **Robert S. Jones Jr. and wife Yvonne C. Jones** by deed of record in Instrument 20001206-0119964, Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **3644 Anderson Road, Nashville, TN 37217**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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.

This instrument is executed on behalf of Robert S. Jones Jr. and wife Yvonne C. Jones by Jane R. Crisp as their Attorney-in-Fact pursuant to recorded Power of Attorney of record in Book N/A, Page N/A, or Instrument 20030502-0059096 + , in the Register's Office for Davidson County, Tennessee.

+ and 20030502-0059097

Witness **my/our hand(s)** this **15th day of April, 2003**.

Robert S Jones Jr by Jane R. Crisp, attorney in fact
Robert S. Jones Jr.

Yvonne C. Jones by Jane R. Crisp attorney in fact
Yvonne C. Jones

State of Tennessee
County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Robert S. Jones and wife Yvonne C. Jones the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 15th day of April, 2003.

Commission expires: 2/20/07

Jennifer Fisher
Notary Public

JENNIFER FISHER NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

State of Tennessee County of Davidson

On this 15th day of April, 2003 before me personally appeared Jane R. Crisp, the person who executed the foregoing instrument on behalf of Robert S. Jones Jr. and wife Yvonne C. Jones, and acknowledged that she executed the same as the free act and deed of the said Robert S. Jones Jr. and wife Yvonne C. Jones, granted her, by the said Robert S. Jones, Jr and wife Yvonne C. Jones.

Commission expires: 2/20/07

Jennifer Fisher
notary public

JENNIFER FISHER NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.