Davidson County DEEDWARR
Recvd: 05/13/03 14:46 2pgs
Fees:13.00 Taxes:443.98
20030513-0064343

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,995.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 2nd day of April, 2003.

Notary Public

TRICIA BALL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 24, 2005

My Commission Expires: 9/24/05

**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:
Ernest Peery and Brenda Peery
612 Maple Top Drive
Nashville, Tennessee 37013

SEND TAX BILLS TO:
RBC Mortgage Company
440 North Orleans
Chicago, IL 50610

MAP-PARCEL NUMBERS:
Map 162-1-D, Parcel 7

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, **Carlos S. Jones and wife, Mary C. Jones** hereinafter referred to as Grantors, hereby transfers and conveys to **Ernest Peery and wife, Brenda Peery** 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. 7, on the Plan of Maple Valley Subdivision, Section 3, as shown on plat of record in Plat Book 6900, Page 968, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Carlos S. Jones and Mary C. Rodgers by deed from Andrew M. Cuomo, Secretary of Housing and Urban Development of Washington, D.C. of record in Book 10468, Page 503, Register's Office for Davidson County, Tennessee. Mary C. Rodgers is now known as Mary C. Jones.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:



**RECORDERS MEMO**
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 6900, Page 968, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7932, Page 285, as corrected in Book 8043, Page 754, Register's Office for Davidson County, Tennessee.

Easement to Metropolitan Government of Nashville and Davidson County, Tennessee for sanitary sewers and/or storm drainage of record in Book 6315, Page 984, and Book 6315, Page 987, Register's Office for Davidson County, Tennessee.

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 2003, 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 612 Maple Top Drive, Nashville, Tennessee 37013.

**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 2nd day of April, 2003.

**Carlos S. Jones**

**Mary C. 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 Carlos S. Jones and wife, and Mary C. 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 2nd day of April, 2003.

Notary Public

My Commission Expires: _____

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005

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