Davidson County DEEDWARR
Recvd: 06/03/03 10:26 2pgs
Fees:13.00 Taxes:728.53
20030603-0075245

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,900.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 23rd day of May, 2003.

LISA M. VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

Notary Public

My Commission Expires: 5/13/07

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:
James Jones
4733 Cape Hope Pass
Hermitage, Tennessee 37

SEND TAX BILLS TO:
Same

MAP-PARCEL NUMBERS:
98-13-A-9

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, **Timothy J. Davies and wife, Amy E. Millen-Davies** hereinafter referred to as Grantors, hereby transfers and conveys to **James Jones, married,** 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. 9 on the Plan of New Hope Point, Phase One, Section Two, as of record in Plan Book 9700, page 431, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Timothy J. Davies and wife, Amy E. Millen-Davies by Warranty Deed from D.R. Horton, Inc., of record in Book 11021, page 544, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

The Plan of record in Plat Book 9700, Page 431, and Boundary Plat in Book 9700, page 275, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 10290, page 1, as amended in Book 10330, page 782, and Book 10537, page 110, Register's Office for Davidson County, Tennessee.

Charter of Record in Instrument No. 200006070056879, Register's Office for Davidson County, Tennessee.

Quitclaim Deed of conveyance of the common areas of record in Instrument No. 200006070056880, Register's Office for Davidson County, Tennessee.

Surveyors Certificate of correction of boundary of record in Instrument No. 200105310056257, 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 4733 Cape Hope Pass, Hermitage, Tennessee 37.

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 23rd day of May, 2003.

Timothy J. Davies

Amy E. Millen - Davies

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 Timothy J. Davies and Amy E. Millen - Davies, 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 23rd day of May, 2003.

Notary Public

My Commission Expires: 11-22-05