This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Michael L. Gregory, Jr.
214 Bonnnavue Drive
Hermitage, Tennessee 37076

Davidson County DEEDWARR
Recvd: 06/04/03 17:17 3pgs
Fees:18.00 Taxes:421.80
20030604-0076900

SEND TAX BILL TO:
Owner

MORTGAGEE:
GMAC Mortgage
1801 West End Avenue, Palmer Plaza, Suite 799
Nashvillle, TN 37203

MAP **75-05-0**
GROUP
PARCEL **95.095**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Calvin J. Jones and wife, Carol L. Jones** hereinafter called the Grantors, have bargained and sold, and by these presents, do transfer and convey unto **Michael L. Gregory, Jr. and Mary E. Muschler, both single persons**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, beimg Lot No. 939, of Hermitage Hills Subdivision, Section 8, as of record in Book 3600, page 24, Register's Office for said County.
>
> Said Lot No. 939 fronts 77.79 feet on the easterly margin of Bonnavue Drive and runs back between lines 164.1 feet on the northerly line and 160 feet on the southerly line to a dead line in the rear on which it measures 102.2 feet.
>
> Being the same property conveyed to Calvin J. Jones and wife, Carol L. Jones by deed from Jerry A. Ferraro and wife, Candace D. Ferraro dated June 27, 1978, of record in Book 5304, page 812, Register's Office for Davidson County, Tennessee.
>
> This is unimproved property known as 214 Bonnnavue Drive, Hermitage, Tennessee 37076.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2003, a lien not yet due and payable. Map 75-05-0, Parcel 95.095. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2003 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to restrictive covenants contained in instruments of record in Book 3864, page 441 and Book 4140, page 232, said Register's Office, and to which instruments reference is here made for the complete and exact terms of said restrictive covenants.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 3600, page 24, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines and easements as depicted on said plat and health department rules and regulations. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

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, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said s, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hand this the 29th day of May, 2003.

Calvin J. Jones

Carol L. Jones

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Calvin J. Jones and wife, Carol L. Jones**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of May, 2003.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 12/15/04

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $114,000.00.

AFFIANT

Subscribed and sworn to before me on this 29th day of May, 2003.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 12/15/04

