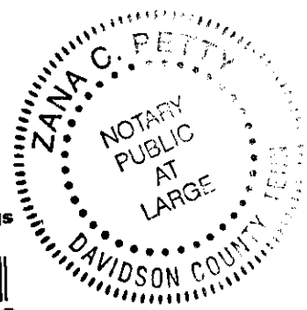
FILE BOX 45

WARRANTY DEED



Davidson County DEEDWARR
Recvd: 06/23/03 11:13 2pgs
Fees:13.00 Taxes:388.13



20030623-0086146

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 104,900.00

Affiant Russ M. Nelson

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
20th DAY OF June 20 03

Notary Public

MY COMMISSION EXPIRES: ~~January 29, 2005~~
(AFFIX SEAL) 1-27-07

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russ M. Nelson	SunTrust Mortgage, Inc.	MAP 61-8
(NAME)	(NAME)	
4706 Tanglewood Drive	201 4th Ave. N.; 7th Floor	PARCEL 36
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37219	
(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, Harlan E. Jones and wife, Judith A. Jones

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Russ M. Nelson, unmarried

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. 25 on the plan of Mrs. McGaughey's Subdivision of part of Tract No. 3 of A. J. McGaughey's Second Haysboro Subdivision, not of record, described according to a survey made by L. D. Justice, Surveyor, July 1, 1944, as follows:

Beginning at a point on the easterly margin of Tanglewood Drive, 650 feet south of the southerly margin of Haysboro Avenue, said point being the corner of Lots Nos. 24 and 25; thence, with the line between said two lots, easterly 255 feet to the southeast corner of Lot No. 24; thence, southerly 100 feet to the northeast corner of Lot No. 26; thence, with the line between Lots Nos. 25 and 26, westerly 245 feet to the easterly margin of Tanglewood Drive; thence, with said Drive, northerly 100 feet to the point of beginning.

BEING the same property conveyed to Harlan E. Jones and wife, Judith A. Jones by deed from Estate of Paula m. Barnes, of record in Book 8888, Page 9, Register's Office for said County.

This conveyance is made subject to: (1) 2003 taxes, which have been prorated and assumed by the Grantees.

unimproved ( )
This is improved (X) property, known as 4706 Tanglewood Drive, Nashville, TN 37216
(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.

Witness our hand s this 20th day of June, 20 03

Harlan E. Jones

Harlan E. Jones

Judith A. Jones

Judith A. 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 Harlan E. Jones and wife, Judith A. 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 Nashville, Tennessee, this 20th day of June, 20 03

Commission expires ~~January 29, 2005~~ 1-27-07

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 20_____ .

My commission expires _____

_____
Notary Public