FILE NUMBER
236580 (4)

Davidson County DEEDWARR
Recvd: 06/30/03 13:49 2pgs
Fees:13.00 Taxes:723.63



20030630-0089984

THIS INSTRUMENT PREPARED BY:
RICK PILIPONIS
MUSIC CITY TITLE & ESCROW
116 THIRD AVENUE SOUTH
NASHVILLE, TENNESSEE 37201
MCTE00000501

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by RONNY D. GARRETT AND WIFE, CAROL J. GARRETT, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, We, JAMES D. JONES, and ANTHONY CHERRY, have bargained and sold, and by these presents do transfer and convey unto the said RONNY D. GARRETT AND WIFE, CAROL J. GARRETT, their heirs and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Lot No. 323 on the Plan of Brooke Meade, Section 9, of record in Book 2331, pages 34 and 35, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to James D. Jones and Anthony Cherry by Substitute Trustee's Deed from W. William Davis, Trustee, of record as Instrument No. 20030611-0080500, Register's Office for said County.

To Have and To Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said RONNY D. GARRETT AND WIFE, CAROL J. GARRETT, their heirs and assigns, forever. And we do covenant with the said RONNY D. GARRETT AND WIFE, CAROL J. GARRETT, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said RONNY D. GARRETT AND WIFE, CAROL J. GARRETT, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 17th day of June, 2003.

JAMES D. JONES

Anthony Cherry by Attorney Jack

ANTHONY CHERRY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **JAMES D. JONES and ANTHONY CHERRY by and through KARA EVERETT, ATTORNEY IN FACT,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 17th day of June, 2003.

NOTARY PUBLIC

My Commission Expires: 10-13-04

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

AFFIDAVIT

$195,575.00

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, ~~is $180,000.00~~, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 17th day of June, 2003.

NOTARY PUBLIC

My Commission Expires: 10-13-04

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires OCT. 13, 2004

MAP 102-14
PARCEL 63.00

ADDRESS OF NEW OWNERS:
RONNY D. AND CAROL J. GARRETT
821 Clematis Drive
Nashville, TN 37205

SEND TAX BILLS TO:

SAME