PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 3rd day of July, 2003, by and between JAMES O. JONES and MARY W. JONES, HUSBAND AND WIFE, hereinafter called Grantors, and JAMES M. STOCKTON and SAMUEL STAGGS, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, JAMES O. JONES and MARY W. JONES, HUSBAND AND WIFE, Grantors, do hereby bargain, sell, transfer and convey unto JAMES M. STOCKTON and SAMUEL STAGGS, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 146 HARRIS STREET, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

~~. TOM EGGARY, husband of the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest he may have in and to the property described herein, marital or otherwise.~~

WITNESS the hands and seals of Grantors on the day and year first above written.

Davidson County DEEDWARR
Recvd: 07/14/03 09:04 3pgs
Fees:18.00 Taxes:173.90
20030714-0097700

JAMES O. JONES
Signature of Seller

MARY W. JONES
Signature of Seller Spouse

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JAMES O. JONES and MARY W. JONES, HUSBAND AND WIFE , the within named 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 instrument for the purposes therein contained.

Witness my hand, at office, this **3rd** day of July, 2003.

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

JAMES M. STOCKTON and SAMUEL STAGGS
P.O. Box 1251
Goodlettsville, TN 37072

Property Address:

146 HARRIS STREET
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 52-1, PARCEL 20

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$47,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **3rd** day of **July, 2003.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 69 on the Map of Madison Realty Company's Subdivision, Madison, Tennessee, as of record in Book 547, page 164, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

The subject property is more commonly known as 146 Harris Street, Madison, TN 37115.

Being the same property conveyed to JAMES O. JONES and MARY W. JONES, HUSBAND AND WIFE, by Warranty Deed from BETTER HOMES ROOFING & SIDING CORP., of record in INSTRUMENT NO. 20030411-0048577, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2003 and subsequent years, A LIEN, not yet due and payable (MAP 52-1, PARCEL 20).

2. All matters as set forth on the Plan of MADISON REALTY COMPANY'S SUBDIVISION, of record in Plat Book 547, page 164, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.