File Book 24B (1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF July 2003

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/22/03 09:35 3pgs
Fees:18.00 Taxes:499.50
20030722-0102269

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc, 5111 Maryland Way, Suite 205, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abby G. Jones (NAME)	Guaranty Trust (NAME)	MAP 9
7810 Strawberry Hill Road (ADDRESS)	640 Broadmor Boulevard suite 100 (ADDRESS)	PARCEL 97
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (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, William B. Jones and husband, Becky A. Jones

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Abby G. Jones, a single person

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 the 14th Civl District of Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin in the center of Strawberry Hill Road 1,036 feet northerly from the center line of Wilkinson Road; Thence North 33 deg. 33' West 320 feet to a point in a Branch; thence with said branch, North 18 deg. 10' East 178 feet to a stake; thence North 81 deg. 30' East 405 feet to an iron pin in the center of Strawberry Hill Road, and being a corner of the property previously conveyed by Phillip A. Whited and wife, to Willie K. Jones; thence South 15 deg. West 58.7 feet to an iron pin; thence South 27 deg. West 346.0 feet to an iron pin in the center of Strawberry Hill Road; thence South 45 deg. 52' West 187.5 feet to an iron pin, the point of the beginning, and containing 3.02 acres, more or less, according to a survey by Richard B. Omohundro, Engineer, on August 5, 1967

Included in the above description but EXCLUDED herefrom is that tract of land conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 10771, Page 36, Register's Office, Davidson County, Tennessee, described as follows:

Land in the 14th Civl District of Davidson County, Tennessee, described as

CONTINUED

unimproved ( )
This is improved (X) property, known as 7810 Strawberry Hill Road, Joelton, TN 37080
(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 18th day of July 2003

William B. Jones

Becky A. Jones

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 William B. Jones and husband, Becky 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 Brentwood, Tennessee, this 18th day of July 2003.

Commission expires 11/29/03

Notary Public

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 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 _____, _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

follows:

BEGINNING at an iron pin at the northeast corner of the William K. Jones property, thence South 68 deg. 28' 16" East 23.68 feet to a point in the center line of Strawberry Hill Road, thence South 11 deg. 00' 00" West 59.00 feet to a point, thence South 14 deg. 19' 15" West 58.70 feet to a point, thence South 26 deg. 19' 15" West 346.00 feet to a point, thence South 45 deg. 11' 14" West 187.50 feet to a point in the center line of Strawberry Hill Road, thence North 32 deg. 33' 58" West 30.62 feet, thence with a curve to the right (R=888.57', I= 7 deg. 09' 42", LC=110.99', CB= North 49 deg. 41' 19" East) for a curve distance of 111.07' to a point; thence with a curve to the left (R=237.47', I=32 deg. 26' 08", LC=132.65', CB= North 37 deg. 03' 06" East) for a curve distance of 134.44'; thence North 20 deg. 50' 01" East 118.74 feet to a point, thence with a curve to the right (R=612.51', I=11 deg. 11' 30", LC=119.45', CB North 26 deg. 25' 46" East) for a curve distance of 119.64', to a point, thence with a curve to the left (R=310.38', I=26 deg.37' 16", LC=142.92', CB= North 18 deg. 42' 53" East) for a curve distance of 144.21' to a point, thence North 05 deg.24' 14" East 9.01 feet to the point of the beginning.

BEING part of the same property conveyed to William B. Jones and wife, Becky A. Jones by Deed from William K. Jones and wife, Bonnie Jones dated July 25, 1996, recorded July 29, 1996, Book 10135, Page 285, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deeds of record.

This conveyance is subject to 2003 taxes, prorated and assumed by Grantees; to any and all restrictive covenants and easements.