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

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

# WARRANTY DEED

**THIS INDENTURE** is made and entered into this **28th** day of **July, 2003, by and between JIMMY J. JONES and HAZEL J. JONES, HUSBAND AND WIFE, hereinafter called Grantors, and TIMOTHY J. BROWN, SR., A MARRIED MAN, hereinafter called Grantee.**

**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, JIMMY J. JONES and HAZEL J. JONES, HUSBAND AND WIFE, Grantors, do hereby bargain, sell, transfer and convey unto TIMOTHY J. BROWN, SR., A MARRIED MAN, hereinafter referred to as Grantee, his 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 4661 OLD HICKORY BLVD., NASHVILLE, TN 37218.**

**TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, his successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee 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 Grantee, his successors, heirs and assigns, against the lawful claims of all person whomsoever.**

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

Davidson County DEEDWARR
Recvd: 07/30/03 19:29 3pgs
Fees:18.00 Taxes:555.00

20030730-0108277

JIMMY J. JONES
Signature of Seller

HAZEL J. JONES
Signature of Seller

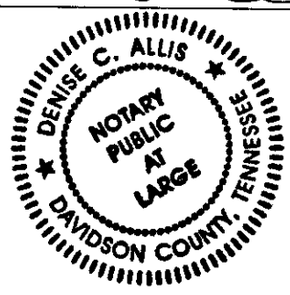
**INDIVIDUAL**
**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, JIMMY J. JONES and HAZEL J. 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 **28th** day of July, 2003.

Denise C. Allis
Notary Public

My Commission Expires: 5/30/2004




Name and Address of Property Owner:

**TIMOTHY J. BROWN, SR., A MARRIED MAN**

**4661 OLD HICKORY BLVD.**
**NASHVILLE, TN 37218**

Property Address:

**4661 OLD HICKORY BLVD.**
**NASHVILLE, TN 37218**

Person Responsible for Taxes:
FIRST HORIZON HOME LOAN CORP.
4000 HORIZON WAY
IRVING, TX 75063

**Map & Parcel #: MAP 78, PARCEL 33.00**

## AFFIDAVIT OF VALUE

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

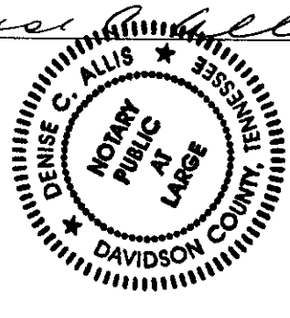
I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$150,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Timothy J. Brown Sr.
Affiant

Sworn to and subscribed before me, a Notary Public, this **28th** day of **July, 2003.**

Denise C. Allis
Notary Public

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 the 13th, formerly the 25th Civil District of Davidson County, Tennessee, and being described according to a survey by J.R. Sanford, dated July 27, 1965.

BEGINNING at a point in the center of Old Hickory Boulevard, said point being 165 feet northerly from the southeast corner of a 166.2 acre tract conveyed to O'Connor Homes of Nashville, Inc., by deed of record in Book 3435, page 456, Register's Office for said County; thence south 89 deg. 30' west 315 feet to an iron pin; thence north 3 deg. 28' east 410 feet to an iron pin; thence north 89 deg. 30' east 355.4 feet to the center of Old Hickory Boulevard; thence with the center of said Boulevard, southerly 418.2 feet to the point of beginning and containing 3.24 acres, more or less.

Being the same property conveyed to JIMMY J. JONES and HAZEL J. JONES, HUSBAND AND WIFE, by Deed from ROBERT G. AND MARY ANN O'CONNOR, of record in BOOK 4094, PAGE 76, 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 78, PARCEL 33.00). 2002 real property taxes are PAID in the amount of 1305.6.

2. Unrecorded easements for roads and utilities, if any.

3. Right of way for Old Hickory Boulevard per the legal description contained in Deed of record in Book 4094, page 76, said Register's Office.