Davidson County DEEDWARR
Recvd: 08/13/03 11:53 2pgs
Fees:13.00 Taxes:1554.00
20030813-0116153

FROM: Donald W. Jones and wife, Sue M. Jones

TO: George S. Ducas and wife, Caroline C. Ducas

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
George S. and Caroline C. Ducas	Fifth Third Bank	Map 157
6367 Chickering Circle	38 Fountain Square Plaza	Parcel 35
Nashville, Tennessee 37215	Cincinnati, OH 45263	

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, A Professional Limited Liability Company, 511 Union Street, Suite 2100, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $420,000.00.

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY TENN.

Affiant

Subscribed and sworn to before me, this the 6th day of August, 2003.

Notary Public

My Comm. Expires: 1/26/07

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Donald W. Jones and wife, Sue M. Jones, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto George S. Ducas and wife, Caroline C. Ducas, hereinafter called "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. 14 on the Plan of Iroquois Meadows, as of record in Book 5050, Page 86, Register's Office for Davidson County, Tennessee. For a more complete description of said lot, reference to said plan is hereby made.

Being the same property conveyed to Donald W. Jones and wife, Sue M. Jones by deed from Downey Construction Company, of record in Book 6366, page 596, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. 2003 Metropolitan Government taxes, which have been prorated.

2. All matters shown on the plan of record in Book 5050, page 86, said Register's Office.

This is improved property located at 6367 Chickering Circle, Nashville, Tennessee 37215.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 this 6th day of August, 2003.

Donald W. Jones

Sue M. 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 Donald W. Jones and Sue M. Jones, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this the 6th day of August, 2003.

NOTARY PUBLIC

My Commission Expires: 7/21/07

JEANETTE L. RAMER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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