Davidson County DEEDWARR
Recvd: 09/12/03 10:38 4pgs
Fees:23.00 Taxes:555.00
20030912-0134226

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 8th day of September, 2003, by and between ROBERT O. JONES, a married man, BARRY G. JONES, a married man, and LARRY A. JONES, a married man, hereinafter called Grantors, and AGNES S. FREEMAN, 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, ROBERT O. JONES, a married man, BARRY G. JONES, a married man, and LARRY A. JONES, a married man, Grantors, do hereby bargain, sell, transfer and convey unto AGNES S. FREEMAN, hereinafter referred to as Grantee, her 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 409 FREDA VILLA, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their 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, her successors, heirs and assigns, against the lawful claims of all person whomsoever.

Margaret Jones, wife of ROBERT O. JONES, Judith Jones, wife of BARRY G. JONES, and Patricia Jones, wife of LARRY A. JONES, the Grantors herein, join in the herein conveyance for the sole purpose of conveying any right, title and interest they 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.

Robert O. Jones
ROBERT O. JONES
Signature of Seller

Margaret S. Jones
Margaret Jones
Signature of Spouse

Barry D. Jones
BARRY G. JONES
Signature of Seller

Judith Jones
Judith Jones
Signature of Spouse

Larry A. Jones
LARRY A. JONES
Signature of Seller

Patricia Jones
Patricia Jones
Signature of Spouse

**INDIVIDUAL**
**STATE OF** Tennessee )
**COUNTY OF** Davidson )

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **ROBERT O. JONES, joines by his wife,** Margaret Jones 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 and official seal at office in Davidson County, Tennessee, this 8 Th day of **September, 2003.**

Denise C. Allis
Notary Public

My Commission Expires: 5/30/2004

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

**INDIVIDUAL**
**STATE OF** Tennessee
**COUNTY OF** Davidson )

**Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, BARRY G. JONES, joined by his wife,** Judith Jones, 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 and official seal at office in Davidson County, Tennessee, this 8Th day of **September, 2003.**

Denise C. Allis
Notary Public

My Commission Expires: 5/30/2004

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

**INDIVIDUAL**
**STATE OF** Tennessee )
**COUNTY OF** Davidson )

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **LARRY A. JONES, joined by his wife,** Patricia Jones, 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 and official seal at office in Davidson County, Tennessee, this **8th** day of **September, 2003.**

Denise C. Allis
Notary Public

My Commission Expires: 5/30/2004

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

**INDIVIDUAL**
**STATE OF** _____ )
**COUNTY OF** _____ )

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, _____, 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 and official seal at office in _____ County, _____, this **8th** day of **September, 2003.**

_____
Notary Public

Name and Address of Property Owner:

**AGNES S. FREEMAN**

**409 FREDA VILLA**
**MADISON, TN 37115**

Property Address:

**409 FREDA VILLA**
**MADISON, TN 37115**

Person Responsible for Taxes:

**SAME**

**Map & Parcel #: MAP 51-11, PARCEL 53**

# 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.

X Agnes S. Freeman
Affiant

Sworn to and subscribed before me, a Notary Public, this **8th** day of **September, 2003.**

MICHAEL T. MOSER
Notary Public
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 3/25/06

RETURN TO:

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

# EXHIBIT 'A'

Land in Davidson County, being Lot No. 84 on the Oakland Acres, Section 1D, of record in Plat Book 2900, page 140, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to ROBERT O. JONES, BARRY G. JONES AND LARRY A. JONES, by Quitclaim Deed from JOHN OLIVER JONES, of record in Book 11447, page 224, 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 51-11, PARCEL 53). 2002 real property taxes are PAID in the amount of 1142.4.

2. All matters as set forth on the Plan of OAKLAND ACRES, SECTION 1D, of record in Plat Book 2900, page 140, said Register's Office, which plan includes a 60-foot minimum building setback line from FREDA VILLA.

3. Sewer Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4096, page 789, said Register's Office.