Davidson County DEEDWARR
Recvd: 10/24/03 13:49 2pgs
Fees:13.00 Taxes:484.70

20031024-0157397

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 17th day of October, 2003.

Notary Public

My Commission Expires: 11-7-05

DONALD R. BARRETT, JR
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Mario F. Malone
4020 Tea Garden Way
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 150-14-0-043.0

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James Eugene Nelms, ,unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Mario F. Malone, unmarried** hereinafter referred to as 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. 48, on the Plan of Jamestown Estates, Section 1 of record in Plat Book 6900, Page 592, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James Eugene Nelms, unmarried by Warranty Deed from Stephen E. Loyd and wife, Jennifer Loyd of record in Book 10895, Page 573, Register's Office for Davidson County, Tennessee, dated April 29, 1996.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6900, Page 592, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7502, Page 11; Book 786, Page 420; Book 8149, Page 337, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 4020 Tea Garden Way, Antioch, Tennessee 37013.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 17th day of October, 2003.

James Eugene Nelms

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 James Eugene Nelms, ,unmarried, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of October, 2003.

Notary Public

My Commission Expires: 11-22-05

DONALD R. EMPETHAW NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN