Davidson County DEEDWARR
Recvd: 10/31/03 16:24 2pgs
Fees:13.00 Taxes:1165.50
20031031-0160419

5813

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Michael W. Jones Patrice W. Jones 5923 Pettus Road Antioch, TN 37013	Same as owner	Map 174 Parcel 189.00
This instrument prepared by: Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FIFTEEN THOUSAND and NO/100 ($315,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **RITA GAIL SMITH BRADFORD,** hereinafter collectively called the Grantor, have bargained and sold and by these presents do hereby transfer and convey unto **MICHAEL W. JONES AND WIFE, PATRICE W. JONES**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land situated in the Fifth Civil District of Davidson County, Tennessee, according to a survey by Billy Carl Tomlin & Associates RLS #0383, dated June 21, 1994 and being more particularly described as follows:

Tract No. 3
Beginning at an iron pin set in the westerly margin of Pettus Road, that is southerly a distance of 281.56 feet along said margin from the southeast corner of a tract of land deeded to Melvin Duane Boehm as of record in Deed Book 8074, page 980, R.O.D.C, TN, said iron pin being the southeast corner of Tract 2 and the northeast corner of the herein described land; thence, with the westerly margin of Pettus Road, South 07 deg. 06' West, 171.27 feet to an iron pin set; thence, leaving said westerly margin with a line common to Tract 4, North 78 deg. 49' West, 995.83 feet to an iron pin set on the easterly line of a tract of land deeded to Thelma W. Clark as of record in Deed Book 5535, page 586, R.O.D.C., TN; thence with a line common to Clark, North 00 deg. 08' East, 309.56 feet to an iron pin set, a common corner to Tract 2; thence, with a line common to Tract 2, South 71 deg. 33' East, 1051.42 feet to the point of beginning and containing 5.48 acres more or less.

Being the same property conveyed to Rita Gail Smith Bradford by Warranty Deed from Benton Pruitt and wife, Marjorie Pruitt of record in Book 9840, page 852, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except for the following:

1. Lien of the 2003 property taxes, which taxes are being prorated between the parties hereto, the Grantors paying to the Grantees their proportionate share and the Grantees assuming payment thereof.
2. Note: The acreage mentioned in the legal description is only for the convenience in identifying the tract insured; it is not intended that this policy insure that amount of acreage

The undersigned further covenant and bind themselves, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 31st day of October, 2003.

Rita Gail Smith Bradford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Rita Gail Smith Bradford, 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 seal, this 31st day of October, 2003.

Notary Public

My Commission Expires: 9-25-2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $315,000.00.

AFFIANT

Subscribed and sworn to before me, this 31st of October, 2003.

NOTARY PUBLIC

My Commission Expires: 9-25-2004