40-A

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 02/13/04 15:37 4pgs
Fees:23.00 Taxes:37.00
20040213-0017666

ADDRESS NEW OWNER:

James O. Jones and wife,
Mary W. Jones
621 Ellen Drive
Goodlettsville, TN 37072

SEND TAX BILL:

New Owner

MAP AND PARCEL:
MAP 26
PARCEL 130

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Helen Diskin Bonja, William F. Diskin, Joseph T. Marino, Patricia Sakai, Jacklyn Pomales and Eileen Taylor; and Carol Anne Cervenka and Bridget Ann Williamson, Co-Trustees of The Patti Lillian Diskin Revocable Trust dated September 27, 2000** ("Grantor"), have bargained and sold, and by these presents does transfer and convey unto **James O. Jones and wife, Mary W. Jones**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Property located in the 10th Councilmanic District of Davidson County, Tennessee. Being shown as Parcel 130.00 on Davidson County Property Map 26, and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated February 2, 2004 and known as Job No. 04-0023, as follows:

BEGINNING at an existing concrete highway monument at the easternmost corner of the herein-described tract, said monument being in the southerly right-of-way of Peeples Court and the northerly right-of-way of Vietnam Veterans Boulevard. Thence from said POINT OF BEGINNING with the northerly right-of-way of Vietnam Veterans Boulevard S 80°23'30" W – 328.90' to a concrete highway monument; Thence S 71°21'26" W – 568.50' to a concrete highway monument; Thence N 21°35'20" W, passing a concrete highway monument at 38.77', a corner of the Henry T. Curtis property of record in Book 367, Page 544, R.O.D.C., TN., in all a total of 131.72' to an iron pin set in the southeasterly right-of-way of Liberty Lane; Thence with said right-of-way of Liberty Lane, N 41°10'33" E – 115.07' to an iron pin set; Thence N 29°02'05" E – 50.25' to an existing concrete highway monument by a TVA tower; Thence N 41°10'24" E – 151.61' to an existing concrete highway monument; Thence N 37°31'22" E – 38.73' to an existing concrete highway monument; Thence with a curve to the right having a radius of 75.00', a chord length of 95.78', said chord having a bearing of N 76°45'45" E and an arc length along said curve of 103.89' to an existing concrete highway monument in the southerly right-of-way of Peeples Court; Thence with said right-of-way of Peeples Court, S 65°04'15" E – 216.84' to an existing concrete highway monument; Thence with a curve to the left having a

radius of 984.93', a chord length of 408.44', said chord having a bearing of S 77°00'53" E and an arc length along said curve of 411.43' to the point of beginning, containing 3.62 acres, more or less.

The above-described tract is subject to a 200' wide TVA Transmission Line Easement as shown on survey.

Being part of the same property conveyed to Thomas Francis Diskin, an unmarried person, by Installment Deed of record in Book 4079, page 368, Register's Office for Davison County, Tennessee, and including all of the property conveyed to Thomas Francis Diskin by deed of record in Book 4599, page 666, said Register's Office. The said Thomas Francis Diskin has since died and pursuant to his Last Will and Testament and Codicil of record in Will Book 234, page 450 and Will Book 226, page 513, in the Probate Court Clerk's Office for Davidson County, Tennessee, he devised the subject property to Helen Diskin Bonja, Beatrice Diskin Marino a/k/a Betty Diskin, William F. Diskin, Patti L. Diskin and Mary Catherine Diskin. The said Mary Catherine Diskin died on March 3, 2000 and her interest in the said property was conveyed to Helen Diskin Bonja, Patti L. Diskin, Beatrice Diskin Marino and William F. Diskin by deeds from Patti L. Diskin as Executor of the Estate of Mary Catherine Diskin, of record in Instrument Nos. 20020806-0094670 and 20020806-0094671, said Register's Office. The said Patti L. Diskin conveyed her interest in the property to Patti L. Diskin, Trustee of the Patti L. Diskin Revocable Trust dated September 27, 2000, being one and the same as the Patti Lillian Diskin Revocable Trust, by Quitclaim Deeds of record in Instrument Nos. 20001006-0099710, 20001006-0099711, 20020919-0014255 and 20020919-0114256, said Register's Office. The said Patti L. Diskin, also known as Patti Lillian Diskin, appointed Carol Anne Cervenka and Bridget Ann Williamson as Successor Co-Trustees of The Patti Lillian Diskin Revocable Trust. The said Beatrice Diskin Marino died on June 10, 2003, leaving her children, Joseph T. Marino, Patricia Sakai, Jacklyn Pomales and Eileen Taylor as her only heirs-at-law, as evidenced by Affidavit of Heirship recorded in Instrument No. 20040206-0014963, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises including, but not limited to, a TVA easement of record in Book 2483, page 266, said Register's Office; an Easement granted to the State of Tennessee by Judgment and Final Decree of record in Book 8233, page 381, as amended by Amended Order and Judgment of record in Book 9539, page 168, and Book 9539, page 170, said Register's Office; and all matters shown on the Boundary Survey for Hugh Howell by Bruce Rainey Land Associates dated March 16, 2000 as revised May 16, 2000, and February 4, 2004.

This is unimproved property known as Map 26, Parcel 130, Liberty Lane and Peeples Court, Madison, TN 37115.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 5th day of January, 2004.

Helen Diskin Bonja by Bridget Ann Williamson, Attorney-in-Fact Pursuant to Limited Power of Attorney of record in Instrument No. 20040206-0014964 Register's Office for Davidson County, TN

William F. Diskin by Bridget Ann Williamson, Attorney-in-Fact Pursuant to Limited Power of Attorney of record in Instrument No. 20040206-0014965 Register's Office for Davidson County, TN

Joseph T. Marino by Bridget Ann Williamson, Attorney-in-Fact Pursuant to Limited Power of Attorney of record in Instrument No. 20040206-0014966 Register's Office for Davidson County, TN

Patricia Sakai by Bridget Ann Williamson, Attorney-in-Fact Pursuant to Limited Power of Attorney of record in Instrument No. 20040206-0014967 Register's Office for Davidson County, TN

Jacklyn Pomales by Bridget Ann Williamson, Attorney-in-Fact Pursuant to Limited Power of Attorney of record in Instrument No. 20040206-0014968 Register's Office for Davidson County, TN

Eileen Taylor by Bridget Ann Williamson, Attorney-in-Fact Pursuant to Limited Power of Attorney of record in Instrument No. 20040206-0014969 Register's Office for Davidson County, TN

Patti Lillian Diskin Revocable Trust

BY: _____
Carol Anne Cervenka, Trustee

BY: _____
Bridget Ann Williamson, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid BRIDGET ANN WILLIAMSON, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of HELEN DISKIN BONJA, WILLIAM F. DISKIN, JOSEPH T. MARINO, PATRICIA SAKAI, JACKLYN POMALES AND EILEEN TAYLOR and who acknowledged that she executed the same as the free act and deed of HELEN DISKIN BONJA, WILLIAM F. DISKIN, JOSEPH T. MARINO, PATRICIA SAKAI, JACKLYN POMALES AND EILEEN TAYLOR. Witness my hand and official seal this 5 day of February, 2004.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared CAROL ANNE CERVENKA AND BRIDGET ANN WILLIAMSON, CO-TRUSTEES OF THE PATTIE LILLIAN DISKIN REVOCABLE TRUST, 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 foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 5 day of February, 2004.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $10,000.00.

AFFIANT

Subscribed and sworn to before me
this 13 day of February, 2004.

NOTARY PUBLIC

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007