Davidson County DEEDWARR
Recvd: 09/23/04 10:35 3pgs
Fees:18.00 Taxes:244.20
20040923-0114758

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 17th day of **September, 2004, by and between ROBERT A. JONES and HAZEL M. JONES, HUSBAND AND WIFE, hereinafter called Grantors, and RICHARD E. HILTON and REGINA S. HILTON, HUSBAND AND WIFE, hereinafter called Grantees.**

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 A. JONES and HAZEL M. JONES, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto RICHARD E. HILTON and REGINA S. HILTON, HUSBAND AND WIFE, hereinafter referred to as Grantees, their 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 3212 GREER ROAD, GOODLETTSVILLE, TENNESSEE 37072.

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 Grantees 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 Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

Robert A Jones
ROBERT A. JONES
Signature of Seller

Hazel M. Jones
HAZEL M. JONES
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, ROBERT A. JONES and HAZEL M. JONES, HUSBAND AND WIFE, 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, at office, this 17th day of September, 2004.

Howard M Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

Name and Address of Property Owner:

RICHARD E. HILTON and REGINA S. HILTON, HUSBAND AND WIFE

1388 UNION HILL ROAD
GOODLETTSVILLE, TENNESSEE 37072

Property Address:

3212 GREER ROAD
GOODLETTSVILLE, TENNESSEE 37072

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 6, PARCEL 5

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 **$66000** 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.

Richard E Hilton
Affiant

Sworn to and subscribed before me, a Notary Public, this 17th day of **September, 2004.**

Howard M Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

RETURN TO:

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

04-233J

EXHIBIT 'A'

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:
Situated in the 10th Civil District of Davidson County, Tennessee, two miles of ridge top, and bounded as follows:

Beginning at P. Stimeley Southwest corner in the Geo R. Padgett line running South 1/2 degrees West 210 feet to a stone in said Padgett's line; thence East 630 feet to a stone; thence North 210 feet to a stone in said Stimeley line; thence West with said Stimeley line to the beginning, containing 3 acres, more or less. The above and foregoing described property is further identified and bounded as follows: On the North by Louis Greer; on the South by Oscar Dickens; on the West by Greer Road; and on the East by Louis Greer; and said tract is situated on the East side of Greer Road.
Included in the above description but excluded from the herein conveyance in the following property identified as Parcel 4 of Map 6, described according to a survey by Southern Land Surveying Co., Inc. dated June 4, 1968, being the same property conveyed by Warranty Deed to Michael Shane Lamberth, Sr., and wife, Yvonne D. Lamberth, by Deed from Lonnie O. Isabell and wife, Nelva Isabell, of record in Instrument No. 20010507-0046890, said Register's Office, as follows:

Beginning at an iron pin in the easterly side of Greer Road, the northwest corner of the herein described tract; thence S. 82 deg. 12 min. East 200 feet to an iron pin; thence S. 6 deg. 04 min. West 100 feet to an iron pin; thence N. 82 deg. 05 min. West 200 feet to an iron pin located on the easterly side of Greer Road; thence with said Greer Road northwardly 100 feet to the point of beginning.

Being the same property conveyed to ROBERT A. JONES and HAZEL M. JONES, HUSBAND AND WIFE, by Special Warranty Deed from CONTI MORTGAGE CORP., of record in Instrument Number 20010524-0054283, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2004 and subsequent years, A LIEN, not yet due and payable (MAP 6, PARCEL 5). 2003 real property taxes are PAID in the amount of 332.16.

2. Unrecorded easements for roads and utilities, if any.