File Bank

Davidson County DEEDWARR
Recvd: 06/01/05 14:43 2 pgs
Fees:13.00 Taxes:669.70

20050601-0061823

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF May, 2005.

Notary Public

MY COMMISSION EXPIRES: 2/15/07
(AFFIX SEAL)

WARRANTY DEED

CAROL T. BAKER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

P-05-8325

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeannie A. Phelan	First Horizon Home Loans d/b/a First Tennessee Home Loans	
8325 Trading Post Court (ADDRESS)	P.O. Box 146 (NAME) (ADDRESS)	126-15-A-208.00CO
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES R. JONES, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JEANNIE A. PHELAN, hereinafter called the Grantees, their heirs and assigns, that 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. 192 on the plan of Section Four, Boone Trace at Biltmore, of record in Book 9700, page 933, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to James R. Jones, unmarried, by Deed from Fox Ridge Homes, Inc., F/K/A NVR Fox Ridge, Inc., dated February 29, 2000, of record in Instrument No. 20000313-0025478, Register's Office for Davidson County, Tennessee.

Description Reference: Described accordingt to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to : Taxes for 2005 and subsequent years; the Plan, with Owner's Certificate, of record in Plat Book 9700, page 933, said Register's Office, which Plan shows 20 foot minimum building setback line from Trading Post Court, together with designated building site and 15 foot easement for N.E.S., S.C.B. and Cable Television purposes along the southerly front line(s) of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 7265, page 657, Book 9342, page 312, rerecorded in Book 9735, page 931, Book 10032, page 813, Book 10306, page 817, and Doc. No. 200001260009529, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

unimproved ( )
This is improved (X) property, known as 8325 Trading Post Court, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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/our hand(s) this 31st day of May, 2005.

James R. Jones

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James R. Jones , the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of May, 2005.

My Commission Expires: 2/15/09

CAROLE T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 31st day of May, 2005.

My Commission Expires _____

_____
Notary Public

RETURN TO:
PRESTIGE TITLE, LLC

1800 MALLORY LANE, STE. A
BRENTWOOD, TN 37027

615-515-6800