Davidson County DEEDWARR
Recvd: 07/28/05 10:50 3 pg
Fees:18.00 Taxes:839.90

20050728-0088256

WARRANTY DEED



My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 227,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF July 2005

Notary Public

MY COMMISSION EXPIRES: 11/24/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James McDowell (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP 029-00
409 Fieldcrest Drive (ADDRESS)	801 Crescent Center Dr. #510 (ADDRESS)	PARCEL 375.00
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, John T. Jones and wife, Paula Jones

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James McDowell

HEREINAFTER CALLED THE 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 the Fourteenth (14th) Civil District of Davidson County, Tennessee, and being shown on Map 29, Parcel 375, of the Assessor of Property for Davidson County, Tennessee, to wit:

Commencing at a point in the easterly margin of Craft Road and the Northwest corner of Thomas T. Baggott, III property as recorded in Book 6676, page 674; thence north 75 degrees 38 minutes 07 seconds west, 50.21 feet to an iron pin; thence in a southerly direction with a curve to the left (having a central angle of 02 degrees 20 minutes 18 seconds and a radius of 1170.92 feet) 47.79 feet to an iron pin; thence south 05 degrees 54 minutes 13 seconds west, 90.34 feet to an iron pin, being the southern terminus of Craft Road and the west margin of a 50 foot ingress and egress and utility easement, and a curve to the right (having a central angle of 09 degrees 22 minutes 58 seconds and a radius of 1079.65 feet) 176.80 feet to an iron pin; thence south 15 degrees 17 minutes 18 seconds west, 250.24 feet to an iron pin, the true point of beginning for this tract; thence south 15 degrees 17 minutes 18 seconds west, 91.25 feet to an iron pin; thence with a curve to the right (having a central angle of 03 degrees 37 minutes 20 seconds, a radius of 1720.25 feet, a tangent length of 54.39 feet, and a chord bearing and distance of south 17 degrees 05 minutes 58 seconds west 108.72 feet) 108.74 feet to an iron pin; thence leaving said west margin, north 83 degrees 30 minutes 54 seconds west, 1395.24

CONTINUED

unimproved ( )
This is improved (X) property, known as 5796 Craft Road, Joelton, TN 37080
(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 our hand s this 26th day of July, 2005

John T. Jones

Paula Jones

LEGAL DESCRIPTION CONTINUATION

feet to an iron pin; thence south 06 degrees 29 minutes 06 seconds west 418.94 feet to an iron pin; thence north 83 degrees 30 minutes 54 seconds west 194.96 feet to an iron pin in the east line of J. Derick Stevens' property, as recorded in Book 7403, page 414; thence along said east line, north 06 degrees 27 minutes 56 seconds east, 790.14 feet to an iron pin; thence leaving said east line, south 61 degrees 12 minutes 26 seconds east, 458.80 feet to an iron pin; thence south 83 degrees 30 minutes 54 seconds east, 1200.00 feet to an iron pin, the true point of beginning for this tract, thus containing 435,605.95 square feet or 10.00 acres, more or less.

BEING the same property conveyed to John T. Jones by Warranty Deed from Raymond E. Foster and wife, Jane Foster dated December 31, 1998, of record in Book 11286, page 407, Register's Office for Davidson County, TN

Also conveyed to the grantee is the 50 foot ingress and egress and utility easement as described in a document of record in Book 10152, page 319, Register's Office for Davidson County, Tennessee.

Paula Jones joins in this conveyance for the purpose of conveying all right, title and interest in and to said proeprty, marital or otherwise.

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

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 John T. Jones and wife, Paula Jones

the bargainor, S, 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 official seal at Goodlettsville, Tennessee, this 26th day of July 2005.

Commission expires My Commission Expires NOV. 24, 2007

Mary Birthright
Notary Public

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County 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 _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public