WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/20/06 13:57 2 pgs
Fees:13.00 Taxes:575.35
20060420-0045578

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRNSFER IS $155,500.00

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 31TH DAY OF MARCH, 2006

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/13/07
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 109 CUDE LANE MADISON TN 37115

Address New Owner(s) As Follows: Charles J Jones	Send Tax Bills To:	Map and Parcel Number:
117 Mount Vernon Dr.	P.O. Box ~~Same~~ 653	63/4/50
Old Hickory, TN 37138	Lebanon, TN 37088	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN 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, **Joan B. Hardcastle**
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **Charles J Jones**
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** County, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the city if lakewood in Davidson County Tennessee being Lot No. 8 on the Plan of Lakewood Heights Subdivision, as of record in Book 3842 Page 25 Said Registers Office .

Said Lot no 8 fronts a turnaround at the end of Mt Vernon Drive beginning at a point in the easterly margin of said drive, thence Easterly 181.3 feet to a point; thence Southerly 80.00 feet to a point; thence Westerly 238.0 feet to a point, thence Northerly 98.0 feet to a point in the margin of the turnaround at the end of said drive; thence with said margin 78.5 feet around a curve to the point of beginning.

Being hte same property conveyed to Glen H. Harcastle and wife Joan Hardcastle by deed from Robert H. Deal and wife Nell C. Deal date June 13,1975 of record in Book 4980 Page 685 Registers Office for Davidson County Tennessee.

Furthuremore conveyed to Joan B. Hardcastle by Final Decree of Divorce filed for for record in Inst # 20051209-0148216 said Register's Office.

Subject to all matters appearing on subdivision plat of record in Plat Book 3842 Page 25 of Regsiters Office.

Subject to Sewer Easement to Metro Gov in Book 8870 Page 905 and 9137 Page 14. Subject to restrciction of record in Book 3966 Page 629 said Regsiters office

( )Unimproved
This is (X)Improved property known at: **117 Mount Vernon Dr.**
Old Hickory, TN 37138

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 not 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 unemcumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever 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 hand this 31th day of **March** , 2006

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UINSATISFACTORY WHEN RECEIVED

Joan B. Hardcastle
Joan B. Hardcastle

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, Lisa M. Vaske a Notary Public in and for said County and State, the within named bargainor Joan B. Hardcastle with whom I am personally aquainted 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 Wilson County, Tennessee
This 31 day of March, 2006

Notary Public

My Commission Expires: 3/1/07

LISA M. VASKE
NOTARY
PUBLIC
AT
LARGE
SUMNER COUNTY, TN