Davidson County DEEDWARR
Recvd: 04/25/01 08:26 2pgs
Fees:11.00 Taxes:279.35
20010425-0040794

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 20th day of April, 2001.

Notary Public

My Commission Expires: 11-18-01

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Bobby Derrick Jones and Julie K. Jones
5326 Edmondson Pike Unit 6
Nashville, Tennessee 37211

SEND TAX BILLS TO:
ERA Mortgage
P O Box 5455
Mount Laurel, NJ 08054

MAP-PARCEL NUMBERS:
161-01-0-A-030.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robyn Kay Ledbetter, an unmarried woman** hereinafter referred to as Grantors, hereby transfers and conveys to **Bobby Derrick Jones and wife, Julie K. Jones** hereinafter referred to as 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 Davidson County, Tennessee, being Unit No. 5326 - #6 of Danbury Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6612, Page 75, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Danbury Condominiums, as of record in Book 6612, Page 122, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Robyn Kay Ledbetter, an unmarried woman by Warranty Deed from K. Christopher Martin, an unmarried man, Kenneth I. Martin and wife,

Patricia A. Martin, as joint tenants with right of survivorship, of record in Book 11337, Page 648, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 6612, Page 122, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 6625, Page 510, said Register's Office.

Master Deed of record in Book 6612, Page 75, said Register's Office.

By-Laws of record in Book 6612, Page 107, said Register's Office.

All other easements and restrictions of record in said Register's Office.

County and/or City taxes for the year 2001 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5326 Edmondson Pike Unit 6, Nashville, Tennessee 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 20th day of April, 2001.

Robyn Kay Ledbetter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robyn Kay Ledbetter, an unmarried woman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of April, 2001.

Notary Public

11/18/01
My Commission Expires

NOTARY PUBLIC AT LARGE DONALD E. BARRETT

03052-BP