THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter Morgan & Patterson **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $405,000.00. Affiant Subscribed and sworn to before me this May 9, 2003. Notary Public My Commission Expires: 11/25/2006
Record & Return To: **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20637-04-2003**	

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 05/23/03 10:18 2pgs
Fees:13.00 Taxes:1498.50

20030523-0070591

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sharon Burkey 4404 Shy's Hill Road Nashville, TN 37215	**Wells Fargo** **179 Sully's Trail Suite 100** **Pittsford, NY 145340000**	Map No.131-7 Parcel No.164

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Larry A. Jones and Patricia O. Jones**, husband and wife ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Sharon Burkey, unmarried** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 4404 Shy's Hill Road, Nashville, TN, 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantors covenant that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenants and binds Themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this May 9, 2003.

Larry A. Jones

Patricia O. Jones

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Larry A. Jones, and Patricia O. Jones**, husband and wife, 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, at office, this May 9, 2003.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
NOV. 29, 2003

SCHEDULE "A"

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Evergreen of record in Book 6250, page 395, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Larry A. Jones and Patricia O. Jones, husband and wife by deed from John W. Wells and Jean Wells, husband and wife of record in Instrument No. 200008100079291, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
3) Covenants, Conditions, and Restrictions as set forth in the document in Book 727, page 858, said Register's Office, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
4)
5) Subject to all matters shown on the Plan of record in Book 6250, page 395, Register's Office for Davidson County, Tennessee.