THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 21126-06-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $197,500.00. B. Jones III Affiant Subscribed and sworn to before me, this 30th day of June, 2003. Notary Public My Commission Expires: 9/25/04

WARRANTY DEED

Address New Owner: Beverly Jones, III Brooke M. Jones 604 Kendall Drive Nashville, TN 37209	**Send Tax Bills To:** Countrywide Home Loans 8905 Town&Country Circle Knoxville TN 37923	**Tax Information:** Map No.103.06 Parcel No. 190.00

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, **Alan F. Yanda, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Beverly Jones, III. and husband, Brooke M. Jones** ("Grantee"), its 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 604 Kendall Drive, Nashville, TN, 37209

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 Grantor covenants 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. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its 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 June 30, 2003.

Alan F. Yanda by John Rochford

Alan F. Yanda by John Rochford as Attorney-In-Fact

Davidson County DEEDWARR
Recvd: 08/12/03 14:45 2pgs
Fees:13.00 Taxes:730.75
20030812-0115433

STATE OF TENNESSEE, COUNTY OF DAVIDSON

State of Tennessee, County of Davidson

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, John Rochford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Alan F. Yanda as his Attorney-In-Fact, as the free and and deed of the within named Alan F. Yanda.

Witness my hand and official seal at Nashville, Tennessee this 30th day of June, 2003.

NOTARY PUBLIC

My Commission Expires: 9/25/04

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Brookside Courts, Addition 2 as of record in Plat Book 1835, page 47, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Alan F. Yanda, unmarried by deed dated August 29, 2002 from Stephen Spann and wife, Melissa A. Spann of record in Instrument No. 20020910-0109838, Register's Office for Davidson County, Tennessee.

Together with Easement for driveway purposes of record in Book 5320, page 926, 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) All matters appearing on the Plan of record in Plat Book 1835, page 47, Register's Office for Davidson County, Tennessee.