**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 10th day of November, 2003.

Notary Public

My Commission Expires: 11-22-05

NOTARY PUBLIC AT LARGE

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**

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

Davidson County DEEDWARR
Recvd: 11/12/03 13:10 3pgs
Fees:18.00 Taxes:481.00
20031112-0165581

ADDRESS NEW OWNER(S) AS FOLLOWS:
Ryan L. McMaster
5429 Village Way
Nashville, Tennessee 37211

SEND TAX BILLS TO:
Franklin Financial Mortgage
110 Third Avenue North
Franklin, TN 37064

MAP-PARCEL NUMBERS:
161-10-A-78

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, **Wendy Kay Jones,* a married woman,**** hereinafter referred to as Grantor, hereby transfers and conveys to **Ryan L. McMaster** hereinafter referred to as Grantee, 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 Lot No. 2 on the Plan of Villages of Brentwood, Phase One, and a portion of closed street as closed by council ordinance 96-537 dated December 9, 1996, of record in Book 5200, page 613, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Wendy Kay McFadden by Warranty Deed from Felix Lubarsky and wife, Ludmila Lubarsky of record in Book 9141, page 143, Register's Office for Davidson County, Tennessee, dated October 29, 1993.

*Wendy Kay McFadden having since married is now known as Wendy Kay Jones.

**Michael Lind Jones, husband of Wendy K. Jones, joins in this instrument to convey any and all interest he has in said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 5200, Page 613, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, a 20 foot minimum building setback line from Village Way and 20 feet from the rear and 10 feet from west side line and 5 feet from east side line and a 10 foot easement for public utility and drainage along the rear line(s) of said lot.

Quitclaim Deed of Reserved Parcel in Book 9718, page 624, Register's Office for Davidson County, Tennessee.

Subject to overhang easement across westerly portion of property.

Subject to 5 foot underground electric and phone easement along the front line and westerly side line.

House encroaches over minimum building setback line and overhang easement.

Subject to restrictions of record in Book 6143, page 11 ad Book 6398, page 495, and Book 8507, page 831, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien now due and payable.

This is improved property known as 5429 Village Way, 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 10th day of November, 2003.

Wendy K. Jones By

Wendy K. Jones

ATTY IN FACT

Michael Lind Jones By

Michael Lind Jones

ATTY IN FACT

09596-BP

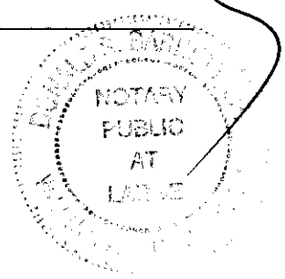
**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rick Florian, with whom I am personally acquainted and who proved himself to be the attorney in fact of Wendy K. Jones, and who being authorized to do so acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of November, 2003.

Notary Public

My Commission Expires: 11.22.05




**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 Rick Florian, with whom I am personally acquainted and who proved himself to be the attorney in fact of Michael Lind Jones, and who being authorized to do so acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of November, 2003.

Notary Public

My Commission Expires: 11.22.05

