#6681
Box 13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00

Heidi Jo Clayton
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of October, 2003.

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Beth Jett
Notary Public

My Commission Expires MAY 28, 2006

My Commission Expires: 5/28/06

Davidson County DEEDWARR
Recvd: 11/24/03 13:31 2pgs
Fees:13.00 Taxes:366.30

20031124-0170580

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:
Lia A. Banks
249 Colt Drive
Nashville, Tennessee 37221

SEND TAX BILLS TO:

MAP-PARCEL NUMBERS:
128-10-224

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, **Bonnie L. Jones, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Lia A. Banks, unmarried** 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, inside the City of Nashville, Tennessee, being Lot No. 3 on the plat of Stacy Square, Section 5B of record in Plat Book 5210, page 236, and amended in Book 6250, page 234, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bonnie L. Jones by Deed from Michael W. Rech, unmarried, of record in Book 10869, page 731, Register's Office for Davidson County, Tennessee.

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 5210, Page 236, as amended in Book 6250, page 234, Register's Office for Davidson County, Tennessee.

The recorded plan shows an Owner's Certificate, a 30 foot setback line from Colt Drive and a 15 foot easement for public utilities and drainage along the rear line of said lots.

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. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 249 Colt Drive, Nashville, Tennessee 37221.

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 27th day of October, 2003.

/Bonnie L. Jones
Bonnie L. Jones

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 Bonnie L. Jones, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of October, 2003.

Notary Public

My Commission Expires: 4/22/05

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

09543-BP