This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679
This instrument prepared from information furnished by parties

Davidson County DEEDWARR
Recvd: 12/31/03 13:55 2pgs
Fees:13.00 Taxes:185.00
20031231-0184941

ADDRESS NEW OWNER:
James Roy Jones
9245 Brushboro Dr.
BRENTWOOD TN 37027

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 121-00-0
PARCEL 151.00
02DX-29

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Janice Rose Jones, now Janice J. Culbertson, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto James Roy Jones, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in the 2nd Civil District, about 7 miles from Nashville on F.C. and S.R.Pike, of record in Book 1077, Page 473, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a stone in the southeast corner of a tract conveyed to C. M. Clements by deed from Jesse M. Stone, of record in Book 50, Page 71, said Register's Office; thence West 31.12 poles to a stone; thence North 1-1/2 Degrees East 51.41 poles to a stone in the southwest corner of a 10 acre tract, said Clements sold to J. L. Ragsdale; thence East 31.12 poles to a stone in the center of a 30 foot Avenue; thence with the center of said Avenue, South 1-1/2 degrees West 51.41 poles to the beginning, containing 10 acres.

BEING the same property conveyed to James Roy Jones and Janice Rose Jones, as tenants in common, by deed from Buford R. Jones and wife, Gladys Francis Jones, by deed of record in Book 11353, Page 259, Register's Office for Davidson County, Tennessee.

This is improved property known as 2735 Couchville Pike, Nashville TN 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James Roy Jones, his heirs and assigns, forever; and I, Janice Rose Jones, now Culbertson do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hands this the 30TH day of December, 2003.

Janice J. Culbertson

Janice J. Culbertson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Janice J. Culbertson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 30TH day of December, 2003.

NOTARY PUBLIC

My Commission Expires: 3/24/05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 50,000.00/less

James R. Jones

AFFIANT

Subscribed and sworn to before me this 30TH day of December, 2003.

NOTARY PUBLIC

My Commission Expires:

3/24/05