After recording return to: Richmond Title Services
209 10th Ave. So, Suite 235, Nashville, TN 37203

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 162,858.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of March, 2004

Notary Public:

MY COMMISSION EXPIRES: 03/31/07
(AFFIX SEAL)

JAMIE CRUTCHFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TENNESSEE 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Richard P. Jones	SAME	Map 86-10
117 Lakside Ct.		Group A
Hermitage, TN 37076		Parcel 5

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we George Dunn d/b/a George Dunn Contractors Contractors hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto Richard P. Jones and Janice G. Whitehead * hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson, County, State of Tennessee, described as follows, to wit:

Being Lot No. 5, on the Final Subdivision Plat of Hermitage Highlands, of record in Instrument 20030422-0052784, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to George Dunn d/b/a George Dunn Contractors by Quitclaim Deed from Buddy Dunn Contractors, L.P. of record in Instrument _____, said Register's Office.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Instrument 20030416-0050698, said Register's Office.

This conveyance is subject to: (1) 2004 Taxes which have been prorated and assumed by the Grantees; (2) All matters appearing on the plan of record in Instrument 20030422-0052784, said Register's Office.

*both unmarried

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 117 Lakside Ct., Hermitage, TN 37076

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 15th day of March, 2004.

George Dunn d/b/a George Dunn Contractors

BY: George Dunn
George Dunn

Davidson County DEEDWARR
Recvd: 03/19/04 15:27 2pgs
Fees:13.00 Taxes:602.57

20040319-0031677

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George Dunn d/b/a George Dunn Contractors, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of March, 2004.

My Commission Expires: 03/31/07

NOTARY PUBLIC

JAMIE CRUTCHFIELD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.