This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040244

Davidson County DEEDWARR
Recvd: 07/01/04 09:21 2pgs
Fees:13.00 Taxes:429.20
20040701-0078241

Send Tax Bills To:
SAME

New Owner is:
819 Bellvue Road
Nashville, TN 37221

MAP: 142-06-0-C
PARCEL: 46.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Leroy Jones and wife, Cheryl Jones**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Sarra Jo Dickerson and husband, James Braxton Dickerson**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

LAND in Davidson County, Tennessee being part of the Plan of Doral County Villa Condominums, Scetion 6, as of record in Book 5200, Page 32, Register's Offfice for Davidson County, Tennessee, the part herby described being known as Unit No. 9B in said Okan and described by the Master Deed establishing a Horzontial Property Regime with respect to Doral Country Villa Condominiums Dection 6, as of record in Book 5011, page 395, as amended in Book 5124, pages 163,165, and 167, and Book 5157, Page 154, and Book 5194, Page 136, and Book 5260, Page 769, made applicable to Section 6, record in Book 5260, Page 769, made applicable to Section 6, of record in Book 5260, Page 767, and re-recorded in Book 5260, Page 817, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Leroy Jones and wife, Cheryl B. Jones from Judith Anne Davidson, unmarried by Warranty Deed dated 08/31/83 and recorded 10/12/83 in Book 6115, Page 536 Register's Office for Davidson Coutny Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28 day of June, 2004.

GRANTOR:

Leroy Jones

Cheryl Jones

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Leroy Jones and wife, Cheryl Jones**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 28 day of June, 2004.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $116,000.00.

Affiant

SWORN TO and subscribed before me this 28 day of June, 2004.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires:

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