First Volunteer Title of Tennessee, Inc. 1411 West Main Street, Ste C Lebanon, TN 37087

This Instrument Prepared By:
First Volunteer Title of Tennessee, Inc.
1411 West Main Street, Suite C
Lebanon, Tennessee 37087

Davidson County DEEDWARR
Recvd: 07/01/04 09:44 2pgs
Fees:13.00 Taxes:344.10
20040701-0078257

ADDRESS NEW OWNER:
John D. Anderson, Jr.
3834 Plantation Drive
Hermitage TN 37076

SEND TAX BILL TO:
Owner

MAP **74-12**
GROUP
PARCEL **77**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named , and other good and valuable considerations, the receipt of which is hereby acknowledged, **Vernon L. Jones and Marian F. Jones, married,**hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **John D. Anderson, Jr., a single person,** hereinafter called the , heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land lying in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 529 on the Plan pf Hermitage Hills, Section V, as of record in Book 3300, pages1 and 2, Register's Office for said County.

Said Lot No. 529 fronts 75 feet on the northwesterly margin of Plantation Drive and extends back between lines 150 feet on the southwesterly line, and 153.82 feet on the northeasterly line, which is a broken line, to a dead line in the rear, on which it measures 62 feet.

Being the same property conveyed to Vernon Lee Jones and wife, Marian F. Jones by Deed of record in Book 5045, Page 905, Register's Office for Davidson County, Tennessee.

Thsi conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 3834 Plantation Dr., Hermitage, Tennessee 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", its successors and assigns, forever, and GRANTORS do covenant with the said "GRANTEES" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unemcumbered, unless otherwise herein set out; and "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and its successors and assigns, against the lawful claims of all persons whomsoever. Whenever 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 our hands this the 30 day of June, 2004.

Vernon L. Jones

Marian F. Jones

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, Vernon L. Jones and wife, Marian F. Jones, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at office this 30 day of June, 2004.

Kathleen A. Tomlinson
NOTARY PUBLIC

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 2-24-08

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $ 93,000.00.

AFFIANT

Subscribed and sworn to before me on this 30 day of June, 2004.

Kathleen A. Tomlinson
NOTARY PUBLIC

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO TENN.

My Commission Expires: 2-24-08