THIS INSTRUMENT PREPARED BY:
Timothy L. Takacs, Attorney
201 Walton Ferry Road
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owner(s)	**Send Tax Bills To**	**Map-Parcel No.**
David W. Jones and Tammy L. Jones	Same	Map 96-9
200 Horn Springs Road		
Lebanon, Tennessee 37087		Parcel 56

Warranty Deed

For and in consideration of the sum of $104,000.00, the receipt of which is hereby acknowledged, Phronie E. Moore, a widow, Grantor, transfers and conveys to David W. Jones and wife, Tammy L. Jones, Grantees, as tenants by the entirety, a certain tract or parcel of land located in Davidson County, Tennessee:

Being the southerly 90 feet of Lot No. 3 and the northerly 10 feet of Lot No. 4, in the Donelson Annex Subdivision, which plan is of record in Book 547, Page 196, Registers Office of Davidson County, Tennessee, according to survey made by John Wilkes, Civil Engineer, November 27 1928.

Said parts of Lots No. 3 and 4 in said subdivision front together one hundred feet on Polk Avenue and run in a westerly direction between parallel lines with the southerly line of Joe Walding's land to the westerly line of said plan of lots.

Being the same property conveyed to Claude A. Moore and wife, Phronie E. Moore by deed from Nora Johnson Cantrell and husband, D. W. Cantrell, of record in Record Book 853, Page 7, Register's Office for Davidson County, Tennessee.

Claude A. Moore and Sophronia F. Moore were married in Wilson County, Tennessee on November 10, 1928. At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of Claude A. Moore in Nashville, Davidson County, Tennessee on January 23, 1991; and Sophronia F. Moore conveys as surviving tenant by the entirety.

This is improved property, known as 316 Donelson Pike, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, Grantees' heirs, successors, and assigns, in fee simple forever.

GRANTOR does hereby covenant with the Grantees that Grantor is lawfully seized and possessed of this land in fee simple, has a good right to convey it, and that the same is unencumbered except for any encumbrances of record. Grantees agree to assume the existing mortgage to AmSouth Bank.

Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to this land to the Grantees, Grantees' heirs, successors, and assigns against lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Sophronia F. Moore and Phronie E. Moore and Sophronia Fields Moore is the same person.

Tammy Jones executed on behalf of Sophronia Fields Moore, pursuant to the Durable General Power of Attorney of record in the Register's Office for Davidson County, Tennessee, as Book 10427, Page 870-872, Identification Reference 0297687.

Davidson County DEEDWARR
Recvd: 07/28/04 10:22 2pgs
Fees:13.00 Taxes:384.80
20040728-0090133

Signed on July 15, 2004.

Phronie E Moore by Tammy Jones, AIF

Phronie E. Moore, by Tammy Jones, Attorney in Fact
Grantor

State of Tennessee
County of Sumner

On July 15, 2004, personally appeared before me, Tammy Jones, with whom I am personally acquainted or who proved to me on satisfactory evidence, to be the person who executed the foregoing instrument as attorney-in-fact for Sophronia Fields Moore, Principal, and who acknowledged that she executed the same as attorney-in-fact for Principal.

Joanne H Bass

Notary Public
My commission expires: September 3, 2006

JOANNE H. BASS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

State of Tennessee
County of Sumner

The actual consideration or value whichever is greater, for this transfer is $ 104,000.00. Subscribed and sworn to before me on July 15, 2004.

Tammy Jones

Tammy L. JonesAffiant

Joanne H Bass

Notary Public
My commission expires: September 3, 2006

JOANNE H. BASS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.