Box 17

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 08/06/04 14:23 2pgs
Fees:13.00 Taxes:460.65

20040806-0095216

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $124,500.00

Kei Steele
Affiant

Subscribed and sworn to before me, this 2nd day of July, 2004.

Marian S. Young
Notary Public
My commission expires: ~~11/27/06~~ 02-27-07

MARIAN S. YOUNG NOTARY PUBLIC AT LARGE WILSON CO. TENN.

06-0407-71322

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
David B. Jones 755 Tulip Grove Road #1304 Hermitage TN 37076	First Horizon Home Loan Corp dba First Tennessee Home Loans P.O. Box 146, Memphis, TN 38101	075-12-0-C 014.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ronda E. Westbrook**, unmarried, hereinafter referred to as Grantor, has bargained and sold, and do hereby transfer and convey to **David B. Jones**, unmarried, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee being Unit No. 1304 on the Plan of Resubdivision of Phase One, Brookside Park Townhomes, of record in Instrument No. 200001070002402, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to Ronda E. Westbrook, unmarried, by deed from NVR, Inc. a Virginia Corporation, trading as Fox Ridge Homes, dated 04-30-02, of record in Instrument No. 20020506-0055554, Register's Office for Davidson County, Tennessee.
>
> This 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 property is improved property known as 755 Tulip Grove Road #1304, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 23 day of July, 2004.

Ronda E. Westbrook

Ronda E. Westbrook

STATE OF VIRGINIA
COUNTY OF Arlington

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ronda E. Westbrook, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Arlington, VA, this 23rd day of July, 2004.

Notary

My Commission expires 2/28/2005

