FILE COPY

WARRANTY DEED

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of September, 2004.

Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/29/05
(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
David Jones, III	NEW OWNER	Map 59
6151 Brentwood Chase Dr.		Group 13
Brentwood, TN 37027		Parcel 151

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

Calvin L. Stockard and wife, Jethery J. Stockard

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
David Jones, III, unmarried
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. 48, on the Plan of Haynes Park Subdivision, Section 3, of record in Book 4848, Page 121, Register's Office for Davidson County, Tennessee.

SAID Lot No. 48 fronts 81 feet on the easterly side of Haynes Park Drive and runs back between lines 127.11 feet on the southerly side and 126.28 feet on the northerly side, to a line at the rear on which it measures 81.01 feet thereon.

Being the same property conveyed to Calvin L. Stockard, unmarried, by deed from W. L. Bainbridge Co., of record in Book 4848, Page 121, said Register's Office, dated August 20, 1974.

This conveyance is subject to Restrictive Covenants of record in Book 4707, Page 766 and Book 4869, Page 681, Register's Office for said County.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 4848, Page 121, said Register's Office.

The said Jethery J. Stockard joins in this conveyance to convey any and all marital interest he/she may have in said property.

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 280 Haynes Park Drive, Nashville, TN 37208

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 our hands this 8th day of September, 2004.

Calvin L. Stockard

Jethery J. Stockard

Davidson County DEEDWARR
Recvd: 09/08/04 15:58 2pgs
Fees:13.00 Taxes:233.10

20040908-0108848

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 Calvin L. Stockard and Jethery J. Stockard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of September, 2004.

My Commission Expires: 01/29/05

Notary Public

