Davidson County DEEDWARR
Recvd: 09/17/04 15:35 2pgs
Fees:13.00 Taxes:360.75
20040917-0112413

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

Return To:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027

WARRANTY DEED

THIS INDENTURE is made and entered into this **14th** day of **September, 2004** by and between **Penny Rene Jones** , herein after referred to as GRANTOR, and **Ronald K. Seaney** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 144 on the Plan of Kenilworth Estates, Section 3, of record in Book 2900, page 149-150, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Penny Rene Jones by Quitclaim Deed from Matthew Alan Jones, recorded October 7, 2003, of record in Instrument No. 200310070148486, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Matthew A. Jones and wife, Penny R. Jones by Warranty Deed from Robert D. Ezell and wife, Alice M. Ezell, recorded December 1, 1997, of record in Book 10701, page 228, Register's Office for Davidson County, Tennessee.

Penny Rene Jones A/K/A Penny Rene Schulz-Jones

This is improved/unimproved property known as: 4808 Lexington Drive, Nashville, Tennessee 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Penny Rene Jones by Jeff Knight A/IR

Penny Rene Jones
Signature of Seller

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF Williamson

On this **14th** day of **September, 2004** before me personally appeared Jeff Haupt, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Penny Rene Jones, and acknowledged that he/she executed the same as the free act and deed of said Jeff Haupt.

Witness my hand, at office, this **14th** day of **September, 2004.**

Notary Public

MY COMMISSION EXPIRES
OCTOBER 21, 2007

My Commission Expires:_____

SUSAN HARVILLE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Name and Address of Property Owner:
Ronald K. Seaney
4808 Lexington Drive, Nashville, Tennessee 37211

Send Tax Statements to:
New Owner
_____,
_____,
_____

Map and Parcel--134.13-0-056.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$97,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **14th** day of **September, 2004.**

Notary Public

My Commission Expires: 2/17/08

C. LEIGH WIGGINTON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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