This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040503

FILE BOX 45

Send Tax Bills To:
New Century Mortgage Corporation
3109 W. Dr. Martin Luther King, Jr. Blvd.
Tampa, FL 33607

Davidson County DEEDWARR
Recvd: 10/12/04 12:45 3pgs
Fees:18.00 Taxes:444.00
20041012-0122857

New Owner is:
Donald W. Jones
109 Castaway Court
Nashville, TN 37217

MAP: 136-03
PARCEL: 52.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Sherry Cox a married woman** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Donald W. Jones** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of Priest Lake Park, Section II, as of record inBook 4175, Pages 56, 57, and 58, Register's Office for said County, and part of Lot No. 119 on the Plan of Priest Lake Park, Section 2, of record in Book 4175, page 56, 57, and 58, Register's Office for said County, described as follows: Being all our right title and interest in Lot No. 2 of the resubdivisions of Lots No. 118, 119, and 120 on the Plan of Priest Lake Park, Section 2, as of record in Plat Book 6200, Page 531, said Register's Office.

THE INSTRUMENT CONSTITUTING THE SOURCE OF THE SELLER'S INTEREST IN THE FOREGOING DESCRIBED PROPERTY WAS A DEED RECORDED 4/14/1971 IN BOOK 4493, PAGE 276 AS TO LOT 120 AND DEED RECORDED 3/2/1987 IN BOOK 7151 PAGE 959 AS TO LOT 119.

WE HEREBY SWEAR AND AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED WHICHEVER IS GREATER IS $114,600.00 WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE AMOUNT WHICH THE PROPERTY TRANSFERRED WOULD COMMAND AT A FIAR AND VOLUNTARY SALE.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2004 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

Being the same property conveyed to Sherry Cox, a married woman, by Warranty Deed from Marie A. Tribble, a widow, dated September 8, 2004, recorded September 24, 2004, in Book 200409240115424, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 8 day of October, 2004.

GRANTOR:

Sherry Cox

Sherry Cox

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Sherry Cox a married woman** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 6 day of October, 2004.

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: MY COMMISSION EXPIRES JULY 19, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $120,000.00.

Affiant

SWORN TO and subscribed before me this 8th day of October, 2004.

Marie Bradford
NOTARY PUBLIC

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires:

11-26-05