Davidson County DEEDWARR
Recvd: 11/03/04 15:12 2pgs
Fees:13.00 Taxes:246.61

20041103-0132750

Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $66,650.00

Affiant

Subscribed and sworn to before me, this 26th day of October, 2004.

Notary Public
My commission expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

08-0410-90 My Commission Expires NOV 25 2006

Address of New Owner:	Send Tax Bills to:	Tax Information
Rubin Jones 2019 Tinnin Road, Lot 13 Goodlettsville TN 37072	SAME AS NEW OWNER	007-00-0-078

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, Brock E. Marion, Sr. and wife, Keri A. Marion, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Rubin Jones and wife, Sharon Jones, hereinafter called the Grantees, their 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 on the west side of Tinnin Road, and being a portion of the property of record in Deed Book 11399, Page 110, Register's Office, Davidson County, Tennessee. See Tax Map 7, Parcel 78, Tax Assessor's Office, Davidson County, Tennessee and more particularly described as follows:

Beginning at an iron rod in the west margin of Tinnin Road, same being the southeast corner of this tract and the northeast corner of Tract #12 of Tinnin Road Estates (5.50 acres as per survey of same date), also being 961.20 feet north of the northeast corner of Clarence Ashburn as you measure along said margin; thence leaving road with line of said Tract #12 North 84 degrees 37 minutes 42 seconds West 2086.26 feet to an iron rod; thence with line of Alvin Leon Dobbs, Doug Brown, and William E. Dunn, Jr., North 05 degrees 28 minutes 30 seconds East 458.97 feet to an iron rod; thence with line of James Michael Shepard South 84 degrees 47 minutes 00 seconds East 312.30 feet to an iron rod; thence with line of Tract #14 of Tinnin Road Estates (5.01 acres as per survey of same date) South 26 degrees 39 minutes 50 seconds East 483.43 feet to an iron rod; thence South 84 degrees 37 minutes 42 seconds East 1508.44 feet to an iron rod in the west margin of Tinnin Road; thence with said margin South 04 degrees 01 minute 01 seconds East 50.68 feet to the point of beginning, survey by Carroll Dean Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee 37074, dated June 6, 2001, revised June 29, 2001.

A.T.V.A. power line easement crosses the northeast portion of the above described tracts. See plat for further details.

Being a part of the same property conveyed to Brock E. Marion, Sr. and wife, Keri A. Marion by deed from Ronald W. Gourley and wife, Klaudene E. Gourley dated February 28, 2002, of record as Instrument No. 20020306-0028134, 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 2019 Tinnin Road, Lot 13, Goodlettsville, TN 37072

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 18TH day of October, 2004.

Brock E. Marion, Sr.

Keri A. Marion

STATE OF MICHIGAN
COUNTY OF ~~WAYNE~~ OAKLAND

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

Witness my hand in ~~Goodlettsville~~ NOV. MI, ~~TN~~, this 18TH day of October, 2004.

Karen A Prymak

State of ~~Tennessee~~ MICHIGAN at Large

My Commission expires

KAREN A. PRYMAK
NOTARY PUBLIC WAYNE CO., MI
MY COMMISSION EXPIRES Aug 6, 2007
ACTING IN OAKLAND, COUNTY, MI.