THIS INSTRUMENT PREPARED BY:
RAMSEY, THORNTON & BARRETT, PLC
ATTORNEYS AT LAW
MIDTOWN CENTER, SUITE D
320 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055
CHIC 4026

Davidson County DEEDWARR
Recvd: 12/20/04 10:03 2pgs
Fees:13.00 Taxes:501.12
20041220-0150784

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THIRTY FIVE THOUSAND FOUR HUNDRED THIRTY NINE AND 00/100 ($135,439.00) DOLLARS, cash in hand paid by BARBARA JONES, unmarried, receipt of which is hereby acknowledged, I, KARA R. MCGUIRE, unmarried, have bargained and sold, and by these presents do transfer and convey unto the said BARBARA JONES, unmarried, her heirs and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Hodges Estates, a Planned Unit Development, a plat of which is of record in Plat Book 11700, Page 33, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Kara R. McGuire, unmarried, by deed from Hodges & Son, Inc., dated April 16, 2003, and of record at Instrument No. 20030421-0051681, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to restrictions and reservations of record in Book 11701, Page 212; and further subject to all matters shown on plat of record in Plat Book 11700, Page 33, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to By-Laws of Hodges Estates Homeowners Association of record in Book 11701, Page 221, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to reservations for an Open Space as set forth in Quitclaim Deed of record at Instrument No. 20010322-0027723, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said BARBARA JONES, unmarried, her heirs and assigns, forever. And I do covenant with the said BARBARA JONES, unmarried, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unincumbered. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said BARBARA JONES, unmarried, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, on this 17th day of December, 2004.

KARA R. MCGUIRE

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, KARA R. MCGUIRE, unmarried, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 17th day of December, 2004.

NOTARY PUBLIC

My Commission Expires: 10-18-06

CHRISTY J. HORNBURGER NOTARY PUBLIC AT LARGE HUMPHREYS COUNTY, TN

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $135,439.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 17th day of December, 2004.

NOTARY PUBLIC

My Commission Expires: 10-18-06

CHRISTY J. HORNBURGER NOTARY PUBLIC AT LARGE HUMPHREYS COUNTY, TN

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Tax Map 90-12B
Parcel No. 6.00CO

ADDRESS OF NEW OWNER:
Ms. Barbara Jones
720 William Howard Place
Nashville, TN 37209

SEND TAX BILLS TO:
FRANKLIN AMERICAN MORTGAGE
501 Corporate Center Dr., Ste 400
Franklin, TN 37067