STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 20th day of December, 2004.

Notary Public

My Commission Expires: 1/9/06

H. ANTHONY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

PREPARED BY & RETURN TO:

Hickory Hollow Title, LLC
301 S. Perimeter Park Dr.
Suite 114
Nashville, TN 37211

Davidson County DEEDWARR
Recvd: 12/21/04 11:40 2pgs
Fees:13.00 Taxes:203.50
20041221-0151582

ADDRESS NEW OWNER(S) AS FOLLOWS:
Richard E. Jones, Sr.
832 Denson Avenue
Madison, TN 37115

SEND TAX BILLS TO:
NEW OWNER

Map & Parcel #: 052-05-0-055.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Janet Chilton Barr, unmarried, and Martha F. Barr Jones, married*,** hereinafter referred to as Grantors, hereby transfers and conveys to **Richard E. Jones, Sr. unmarried**, hereinafter referred to as 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. 18 of Block "J" on the Revised Plan of Power & Roth's Madison Park Subdivision, as of record in Book 842, Page 7, Register's Office for said County.

SAID lot fronts 60 feet on the westerly side of Idlewild Avenue and runs back between parallel lines 190 feet to a dead line.

BEING the same property conveyed EWING E. BARR and MARTHA F. BARR JONES by Warranty Deed FRANCES B. BARR STULTZ, unmarried of record in Book 8078, Page 272, Register's Office for Davidson County, Tennessee. Ewing E. Barr died testate in Nashville, Davidson County, Tennessee on May 7, 2002. His will was admitted to probate in Franklin, Williamson County, Tennessee for the limited purpose of establishing a muniment of title. Per the will, the decedent's wife, Janet Chilton Barr, received all of decedent's property. The wills of record as Instrument No. 20041221-0151581, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 842, Page 7, Register's Office for Davidson County, Tennessee.

Any and all visible easement lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, are paid. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 832 Denson Avenue, Madison, TN 37115.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 20th day of December, 2004.

Martha F. Barr Jones

Martha F. Barr Jones

Janet Chilton Barr

Janet Chilton Barr

***Although married, Martha F. Barr Jones has never occupied this property as her principal marital residence.**

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 Martha F. Barr Jones and Janet Chilton Barr, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of December, 2004.

Notary Public

My Commission Expires: 1/4/06

H. ANTHONY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY