WARRANTY DEED

JONES-04MT0835

STATE OF Tennessee

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 4th DAY OF January, 2005.

Notary Public

(Affix Seal)

My Commission Expires: 6-26-07

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY
7000 Executive Center Dr., Ste. 110
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Wendy Kitchin Jones and husband, Bruce Harrison Jones	US Bank	172-14-B-196.00
5120 Ravens Glen	814 Church Street	
Nashville, TN 37211	Nashville, TN 37203	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, TIFFANY G. HOWARD AND SPOUSE JOHN HOWARD, JR., hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto WENDY KITCHIN JONES AND HUSBAND, BRUCE HARRISON JONES, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 196 on the Plan of Winfield Park, Phase 1, Section 2, Revision 2, a Planned Unit Development, of record in Instrument No.20010313-0024087, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Tiffany G. Howard and spouse, John Howard, Jr. by deed from Turnberry Homes, LLC, a Tennessee limited liability company, dated April 24, 2002, filed April 25, 2002, of record in Instrument No. 20020425-0051338, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved
(X) improved property know as 5120 Ravens Glen, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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/our hand(s) this 4th day of January, 2005 :

Tiffany G. Howard

John Howard, Jr.

Davidson County DEEDWARR
Recvd: 01/05/05 09:37 1 pgs
Fees:13.00 Taxes:1198.80
20050105-0001658

STATE OF Tennessee

COUNTY OF WILLIAMSON

Personally appeared before me, April G Nichols, a Notary Public in and for said County and State, the within named TIFFANY G. HOWARD AND SPOUSE JOHN HOWARD, JR., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 4th day of January, 2005.

Notary Public

My Commission Expires: 6-26-07