FILE NUMBER
2586042 (2)

Davidson County DEEDWARR
Recvd: 01/27/05 10:10 2 pgs
Fees:13.00 Taxes:327.45
20050127-0010013

(1)

This Instrument Prepared By:	Owner:	Send Tax Bills To:
R. W. Hardison, Attorney at Law 506 N. High Street Post Office Box 1967 Columbia, TN 38401	Darren R. Jones 804 Kent Road Nashville, Tennessee 37214	(same as owner)

GENERAL WARRANTY DEED

This indenture is made and entered into this 25th day of January, 2005 between **Charles C. Sells and Nancy S. Duke and Frances I. Vargas, individually and as Co-Trustee and Ray L. Sells, individually and as Co-Trustee** (hereinafter referred to as "GRANTOR") and **Darren R. Jones** (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of land:

SITUATE in the NINETEENTH 919TH) Civil District of Davidson County, Tennessee and being more particularly described as follows:

Lot 13 of the Twin Lawn Subdivision as shown by a map of record in Book 2331 at page 9 in the Davidson County, Tennessee Register of Deeds office.

Said Lot No. 13 fronts 112 feet on the westerly margin of Kent Road and extends back between lines 179.2 feet on the southerly line and 126.0 feet on the northerly line to a dead line in the rear on which it measures 96 feet.

BEING the same property conveyed to Charles C. Sells and Nancy S. Duke and Frances I. Vargas (a/k/a Fran Vargas), individually and as Co-Trustee and Ray L. Sells (a/k/a Ray Sells), individually and as Co-Trustee by instruments of record in Instrument No. 20030411-0048301 and Book 10205 at page 123 in the Davidson County, Tennessee Register of Deeds office.

Tax Parcel # 096.09-0-169.00

The above-described property is the same property contained in the prior deed and no new survey is available.

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered, except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Charles C. Sells

Nancy S. Duke

Frances I. Vargas
Individually and as Co-Trustee

Ray L. Sells
Individually and as Co-Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared **Charles C. Sells and Nancy S. Duke and Frances I. Vargas, individually and as Co-Trustee and Ray L. Sells, individually and as Co-Trustee**, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes contained therein.

Witness my hand and seal in Brentwood, Tennessee this 25th day of January, 2005.

R. W. HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

NOTARY PUBLIC
Commission Expires: 2-20-2007

My Commission Expires FEB. 20, 2007

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $88,500.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 25 DAY OF January, 2005.

SEAL

K. BRIAN HAY
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

NOTARY PUBLIC
COMMISSION EXPIRES:

My Commission Expires NOV. 19, 2007