03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $290,000.00

Affiant

Subscribed and sworn to before me, this 31st day of January, 2005.

Notary Public
My commission expires: 03/14/05

NOTARY PUBLIC AT LARGE

Davidson County DEEDWARR
Recvd: 02/04/05 15:01 2 pgs
Fees:13.00 Taxes:1073.00

20050204-0013490

03-0501-32447

Address of New Owner:	Send Tax Bills to:	Tax Information
Charles E. Jones	COUNTRYWIDE HOME LOANS, INC.	159-00-0-205
1245 Old Hickory Blvd.	7105 CORPORATE DRIVE A285	
Brentwood TN 37027	PLANO, TX 75024	

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, Arthur Gordon Smith, unmarried, hereinafter referred to as Grantor, has bargained and sold, and do hereby transfer and convey to Charles E. Jones and wife, Alisha Dawn Jones, hereinafter called the Grantee, his 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 Lot No. 2-A, Zone Lot Division, James N. Stansell, Jr. Property of record in Book 6200, Page 96, amended in Book 6250, Page 584, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Included in the above description but excluded from the conveyance is a portion of land, which is recorded in Instrument No. 20010517-0051416, Register's Office for Davidson County, TN, as follows:

Beginning at the point of intersection of the existing south margin of SR 254 and the southeast boundary of the Nancy P. McCullough property; thence with said existing margin easterly 78 feet, more or less, to a point; thence with the northwest boundary of the Gilbert B. Bosse, Jr. property south 39 deg. 56 feet 16 inches west 95.81 feet to a point, said point being 105.594 feet right of SR 254 proposed centerline station 8+406.593; thence with the proposed south margin of said road south 89 degrees, 53 feet 3 inches west 84.97 feet to a point, said point being 119.222 feet right of SR 254 proposed centerline station 8+400.592; thence with the said southeast boundary north 39 degrees, 57 feet 34 inches east 108.27 feet to the point of beginning, containing 0.152 acres and being part of the same property conveyed by a Joint Venture of G.M. Builders, Inc. and F.P.C. Properties to G.M. Builders, Inc. as of record in Book 6858, Page 98, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Arthur Gordon Smith by deed from Betty A. Ivey and husband, Robert J. Ivey, of record in Instrument No. 20030908-0130736, 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 1245 Old Hickory Blvd., Brentwood, TN 37027

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 31st day of January, 2005.

Arthur Gordon Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Arthur Gordon Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 31st day of January, 2005.

Diane K. Mann
State of Tennessee at Large

My Commission expires 03/14/05