This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

RACHAEL A. ALEXANDER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN My Commission Expires 04/21/2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $164,000.00.

Affiant

Subscribed and sworn before me this the 11th day of February, 2005.

Notary Public
My commission expires:

Davidson County DEEDWARR
Recvd: 02/18/05 13:14 2 pg
Fees:13.00 Taxes:606.80
20050218-0018608

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Brenda M. Munson 375 Lynn Drive Nashville, TN 37211	NEW OWNER	147-01-0 023.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Helen Bruce Jones, Unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Brenda M. Munson and, husband Philip R. Munson, as Tenants by the Entirety, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being Lot No. 435 on the Plan of Caldwell Hall, Section VI, as of record in Book 2900, Page 148, Register's Office for Davidson County, Tennessee.

Said Lot No. 435 fronts 80 feet on the southerly side of Lynn Drive and runs back 156.55 feet on the easterly line and 147.6 feet on the westerly line to a dead line in the rear on which it measures 89.95 feet.

Being the same property conveyed to Oswald Thomas Jones and wife, Helen Bruce Jones by deed from Robert A. Lanna and wife, Catherine R. Lanna, dated January 7, 1965, of record in Book 3849, Page 704, Register's Office for Davidson County, Tennessee.

By Final Decree of record in Book 8627, Page 86, subject proeprty was divested out of Oswald Thomas Jones and vested in Helen Bruce Jones.

THIS IS IMPROVED PROPERTY KNOWN AS 375 Lynn Drive, Nashville, TN 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are 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. 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 successors, 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 the 11th day of February, 2005.

Helen Bruce Jones
By Sharon Heckler, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this **11th** day of **February, 2005**, before me, the undersigned Notary Public in and for said County and State, personally appeared **Sharon Hecklet** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Helen Bruce Jones,** by her Power of Attorney dated 2/4/05, and who acknowledged that he executed the same as the free act and deed of **Helen Bruce Jones.**
Witness my hand and official seal of office this **11th** day of **February, 2005.**

My Commission Expires:

Notary Public

