WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF CHEATHAM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Frankie O. Harp Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF FEBRUARY, 2005.

Sharon L. Riney
Notary Public

MY COMMISSION EXPIRES: 5-27-07
(AFFIX SEAL)

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 6320 Highway 41-A, Ste. 201, Pleasant View, TN 37146

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frankie O. Harp Jr.	NEW OWNER	26-16-0-44
(NAME) 2422 Mansker Drive	(NAME)	
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 02/24/05 11:33 2 pgs
Fees:13.00 Taxes:610.50

20050224-0020459

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Robert C. Jones, Joe F. Jones and Betty Jones Brumfield, heirs at law of Izetta C. Jones,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Frankie O. Harp Jr., and wife Lavonzetta R. Harp,

HEREINAFTER CALLED THE 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. 46 on the Plan of Mansker Meadows, Section II, of record in Book 2663, pages 15 and 16, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William W. Jones and wife, Izetta C. Jones by Warranty Deed from E.R. Phillips and wife, Louise t. Phillips dated November 23, 1959 of record in Book 2995, page 149, Register's Office for Davidson County, Tennessee.

William Wood Jones having died on October 20, 2000 and the property having vested in Izetta C. Jones as sole remaining tenant by the entirety. Izetta C. Jones having died on June 18, 2004 and the property having vested in her sole heirs at law, which are established by the attached Affidavit of Heirship to be Robert C. Jones, Joe F. Jones and Betty Jones Brumfield.

unimproved ☐
This is improved ☒ property, known as 2422 Mansker Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we 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; 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 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 our hands this 15th day of February, 2005.

Robert C. Jones

Joe F. Jones

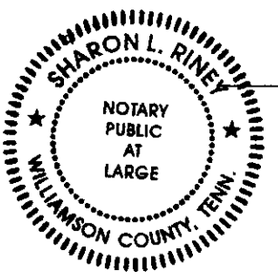
Betty Jones Brumfield

STATE OF TENNESSEE

COUNTY OF CHEATHAM

I hereby certify that on this 15th day of February, 2005 before me, a Notary Public in and for the State and County aforesaid, personally appeared Robert C. Jones, Joe F. Jones and Betty Jones Brumfield known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained. Witness my hand and official seal at Pleasant View, Tennessee this 15th day of February, 2005.

Commission expires: 5-27-07



Sharon L. Riney

Notary Public