After Recording Return to:

KEY TITLE & ESCROW SERVICES, INC.
215 Jamestown Park Road
Suite 204
Brentwood, TN 37027

PICK-UP

Davidson County DEEDWARR
Recvd: 03/23/05 08:41 2 pgs
Fees:13.00 Taxes:499.50
20050323-0031436

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

CHARLES SULLIVANT JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires
15-0503-150177

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is ~~$135,000.00~~

Affiant

Subscribed and sworn to before me, this 11th **day of March, 2005.**

Notary Public
My commission expires: 9-22-07

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Marcus R. Jones 1880 ~~Brook Meadow~~ *Brookmeadow Lane Hermitage TN 37076	New Owner	064-1600-D 094.00CO

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, **Nichon Shannon a married woman, Christopher Shannon, her husband**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Marcus R. Jones*** **and** [redacted], **Jeramie D. Littlejohn*** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit: * a single man

Land in Davidson County, Tennessee, being Lot No. 261, on the Plan of Truxton Park, Section Two, of record in Instrument No. 20010515~~0~~0049898, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Nichon Shannon, a married woman and Christopher Shannon, her husband, by deed, dated 11/16/01, from Beazer Homes Corp dba Phillips Builders,* of record in Instrument No. 200111280129939, Register's Office for Davidson County, Tennessee.
*a Tennessee Corporation

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 1880 ~~Brook Meadow~~ Brookmeadow Lane, Hermitage, TN 37076

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 11th day of March, 2005.

Nichon Shannon
Nichon Shannon

Christopher Shannon
Christopher Shannon

STATE OF Mississippi

COUNTY OF Hinds

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

Witness my hand in Jackson, MS this 11th day of March, 2005.

Sharon Johnson Jenkins
Notary Public

My Commission expires December 28, 2007

SHARON JOHNSON JENKINS NOTARY PUBLIC HINDS COUNTY, MS My Commission Expires December 28, 2007