Davidson County DEEDWARR
Recvd: 04/07/05 08:58 2 pgs
Fees:13.00 Taxes:444.00

20050407-0038179

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2005

Notary Public:

MY COMMISSION EXPIRES: 1.27.07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Kimberly Miller	New Century Mortgage Corp., USA	Map 075
594 Tulip Grove Rd.	3109 W. Dr. Martin Luther King Blvd.,	Group 08-0
Hermitage, TN 37076	Suite 3 Tampa, FL 33607	Parcel 245.00

FOR AND IN 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

Kenneth H. Jones and wife, Shannon M. Jones,

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Kimberly Miller

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. 561, on the Plan of Tulip Grove Subdivision, Section Ten, of record in Book 5800, Page 199, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth H. Jones, unmarried, by deed from James R. Jones and wife, Donna C. Jones, of record in Book 11767, Page 157, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6062, page 276, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5800, Page 199, said Register's Office.

Powers of Attorney of record in Instrument 20050407-0038177, and Instrument 20050407-0038178 said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 594 Tulip Grove Rd., 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 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 my hand this 29th day of March, 2005.

Kenneth H. Jones by Delcie C. Dodson attorney in fact
Kenneth H. Jones

Shannon M. Jones by Delcie C. Dodson attorney in fact
Shannon M. Jones

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Debra C. Watson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Kenneth H. Jones and Shannon M. Jones as their Attorney in Fact as the free act and deed of the within named Kenneth H. Jones and Shannon M. Jones.

Witness my hand and official seal at Nashville, Tennessee the 8th day of March, 2005.

My Commission Expires: 1/27/07

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.