Davidson County DEEDWARR
Recvd: 05/24/05 13:56 2 pgs
Fees:13.00 Taxes:920.48

20050524-0058645

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,778.00

Affiant

Subscribed and sworn to before me, this 13th DAY OF May, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-19-08
(AFFIX SEAL)

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

SUM-05-7001

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keely Jones	Same	
7001 Sugar Plum Rd.	(NAME)	181-1-A-36.00CO
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we STEVEN L. ZOLKOWER AND WIFE, JANET ANN ZOLKOWER, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto KEELY JONES AND CARLOS H. SPRAGLING, III, hereinafter called the Grantees, their heirs and assigns, that 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. 39 on the plan of Sugar Valley, Section 1, of record in Book 9700, page 709, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Steven L. Zolkower and wife, Janet Ann Zolkower, by Deed from Yazdian Construction, Inc., dated December 22, 2000, of record in Instrument Number: 20010102-0000287, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7001 Sugar Plum Rd., Nashville, Tennessee 37211
(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 my/our hand(s) this 13th day of May, 2005.

Steven L. Zolkower

Janet Ann Zolkower

STATE OF TENNESSEE

COUNTY OF Williamson

I, Sandy Meyer, a Notary Public of the County and State first above written, do hereby certify that Steven L. Zolkower and wife, Janet Ann Zolkower personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 13th day of May, 2005.

Notary Public

My Commission Expires: 5/21/2006

(SEAL)

SANDY MEYER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

~~RETURN TO:~~

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800