This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Barbara Jones
4 Morningside
Nashville, Tennessee 37215

SEND TAX BILL TO:
Owner

MORTGAGEE:

NONE

Davidson County DEEDWARR
Recvd: 06/01/05 15:45 2 pgs
Fees:13.00 Taxes:666.00
20050601-0061904

MAP **158-4**
GROUP **A**
PARCEL **26.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **James K. Christain and Mary Beth Christain** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Barbara Jones**, hereinafter called the "GRANTEE", her heirs and assigns, a 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. 122 on the Plan of of Revised Section Two, Otterwood, according to survey and plat of same appearing of record in of record in Plat Book 6900, page's 598-602, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete detail of location and description of said Lot.
>
> Being the same property conveyed to James K. Christain and Mary Beth Christain by deed from Joe M. Goodman of record in Boor 8753, page 284, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is improved property known as 4 Morningside, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 the 25th day of May, 2005.

James K. Christain

Mary Beth Christain

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **James K. Christain and Mary Beth Christain**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 25th day of May, 2005.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/29/2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $180,000.00.

AFFIANT

Subscribed and sworn to before me on this 25th day of May, 2005.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/29/2005