WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/14/05 08:24 2 pgs
Fees:13.00 Taxes:1405.63
20050714-0081468

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 379,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2005

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) March 23, 2009

TERESSA A. OAKES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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:
Patricia Lowe	New Owner	Map 174.00
5923 Pettus Road	5633 Cane Ridge Road	Group
Antioch, TN 37013	Antioch, TN 37013	Parcel 189.00

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

Michael W. Jones and wife, Patrice W. Jones

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

Patricia Lowe

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:

LAND situated in the Fifth Civil District of Davidson County, Tennessee, according to a survey by Billy Carl Tomlin & Associates RLS #0383, dated June 21, 1994 and being more particularly described as follows:

Tract No. 3
Beginning at an iron pin set in the westerly margin of Pettus Road, that is southerly a distance of 281.56 feet along said margin from the southeast corner of a tract of land deeded to Melvin Duane Boehm as of record in Deed Book 8074, Page 980, R.O.D.C., TN, said iron pin being the southeast corner of Tract 2 and the northeast corner of the herein described land; thence, with the westerly margin of Pettus Road, South 07 deg. 06' West, 171.27 feet to an iron pin set; thence, leaving said westerly margin with a line common to Tract 4, North 78 deg. 49' West, 995.83 feet to an iron pin set on the easterly line of a tract of land deeded to Thelma W. Clark as of record in Deed Book 5535, Page 586, R.O.D.C., TN; thence with a line common to Clark, North 00 deg. 08' East, 309.56 feet to an iron pin set, a common corner to Tract 2; thence, with a line common to Tract 2, South 71 deg. 33' East, 1051.42 feet to the point of beginning, and containing 5.48 acres, more or less.

Being the same property conveyed to Michael W. Jones and wife, Patrice W. Jones, by deed from Rita Gail Smith Bradford, of record in Instrument 20031031-0160419, said Register's Office.

This conveyance is subject to 2005 taxes which have been prorated and assumed by the Grantees.

Powers of Attorney of record in Instrument 20050714-0081466, and Instrument 20050714-0081467, 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 5923 Pettus Road, Antioch, TN 37013

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 27th day of June, 2005.

Michael W Jones
by Karen Neal attorney-in-fact
Michael W. Jones Karen Neal
By: Karen Neal, Attorney-in-Fact

Patrice W Jones
by Karen Neal attorney-in-fact
Patrice W. Jones Karen Neal
By: Karen Neal, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Karen Neal, 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 Michael W. Jones and wife, Patrice W. Jones as their Attorney in Fact as the free act and deed of the within named Michael W. Jones and wife, Patrice W. Jones.

Witness my hand and official seal at Nashville, Tennessee the 27th day of June, 2005.

Notary Public

My Commission Expires: ~~01/27/07~~
1/24/09

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.