Davidson County DEEDWARR
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Fees:18.00 Taxes:166.50
20050718-0083022

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 8th day of July, 2005, by and between J. O. JONES and MARY M. JONES, HUSBAND AND WIFE, hereinafter called Grantor, and JAMES RUSSELL JONES and GAYLE L. JONES, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, J. O. JONES and MARY M. JONES, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto JAMES RUSSELL JONES and GAYLE L. JONES, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 228 ROOSEVELT AVENUE, MADISON, TENNESSEE 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

J. O. JONES
Signature of Seller

MARY M. JONES
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, J. O. JONES and MARY M. JONES, HUSBAND AND WIFE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand, at Joelton, Tennessee, this 8 day of **July, 2005.**

Notary Public

DENISE C. ALLEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

JAMES RUSSELL JONES and GAYLE L. JONES, HUSBAND AND WIFE

Property Address:

228 ROOSEVELT AVENUE
MADISON, TENNESSEE 37115

Person Responsible for Taxes:

JAMES RUSSELL JONES and GAYLE L. JONES, HUSBAND AND WIFE

Map & Parcel #: MAP 43-5, PARCEL 19

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$45000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Barbara B. Minnie
Affiant

Sworn to and subscribed before me, a Notary Public, this 8 day of **July, 2005.**

Denise C. Allen
Notary Public

My Commission Expires: 5/24/2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 05-2041

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot 19 of Block "B" on the Map of the Kennaston Estates, as of record in Book 843, page 83, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to J. O. Jones and wife, Mary M. Jones, by deed for O. D. Roberts and wife, Leila Roberts, of record in Book 3923, page 707, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All Davidson County Real Property Taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 43-5, PARCEL 19).

2. All matters as set forth on the Plan of Kennaston Estates, of record in Plat Book 843, page 83, Register's Office for Davidson County, Tennessee, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Restrictive Covenants of record in Book 1126, page 412, Book 1142, page 176 and Book 1404, page 365, Register's Office for DAVIDSON County, Tennessee.